



POLICY E

SUGGESTED ADJUSTMENTS TO THE CITY OF RICHMOND ZONING ORDINANCE (ADOPTED JULY 26, 2004)

- **Parking Overlay District (POD):** Extend the current POD to include the complete length of 25th Street through to the intersection of 25th street, Fairmount Avenue and Nine Mile Road. Consider future extension along Venable Street and Fairmount Avenue. Permit use of shared and valet parking, especially to allow establishment of restaurants in existing buildings without on-site parking.

- **UB Urban Business District:** Allow first floor residential uses especially in existing buildings and new live-work units. Extend the current UB to include the complete length of 25th Street up to Nine Mile Road, as well as the first two blocks of Nine Mile Road to 28th Street, on both sides of intersection.

- **B-2 Community Business District:** Allow first floor residential uses especially in existing buildings and new live-work units. Reduce deep (25') front yard requirement to match that of UB.

- **R-53 and R-63 Multifamily Urban Residential District:** Allow distance between two buildings on one lot to be less than 15', such as 3' as elsewhere in code, or minimum distance allowed by fire code for windows.

- **All Business districts:** Consider allowing additional height, possibly measuring in stories (maximum story 14') rather than feet, in order to enable diverse uses, and more generous and up-to-date interiors. Also, for the entire length of the corridor, excluding the supermarket site, a lot size maximum (30-40,000SF) would be useful, to preclude the several story block-long mixed-use development (resulting from land aggregation) that is a difficult neighbor for the historic fabric, and to encourage instead, projects that are compatible with the existing, historic properties.

SUGGESTED ADJUSTMENTS TO THE NINE MILE ROAD CORRIDOR REVITALIZATION AREA PLAN

Adjust western end to reflect hospital expansion area west between 26th Street and 27th Street rather than south between 27th and 28th Streets, and to midblock east of 28th Street. Modify zoning map to extend RO-2 zoning for expansion area.

Adjust eastern end to reflect road realignment for circle in front of Armstrong School.

SUGGESTED ADJUSTMENTS TO THE CITY OF RICHMOND ZONING ORDINANCE'S DIVISION 4: OLD & HISTORIC DISTRICTS, AND THE HANDBOOK AND DESIGN REVIEW GUIDELINES (FOR PROPERTY OWNERS)

New Construction (page 40)

- **General:** New construction and additions shall be conceived as fabric buildings, repairing urban form. A mature comprehension of detailing and application to the design will yield positive results. Synthetic historicism should be avoided.

Form and style are independent issues. Form is generally vernacular and particular to an area, and style is regional and national. The convergence of form and style is evident in the Second Empire or Queen Anne syntax of Richmond.

- **Site Planning:** Establish build-to-lines as an average of existing fabric buildings on the block, and place facades tangent with encroachments that are characteristic to the block (porches, bays, stoops, chimneys, etc.). Internal parking lots shall be detailed as plazas or groves. Landscaping must reinforce the realm of the street as distinct from the semi-private zone of the front yard and must restore native and historic materials, except for invasive species.

- **Building Mass:** New construction shall conform to the pattern established by historic precedents on the subject block and/or within the neighboring blocks depending on the reconstruction area and fabric. The mass includes façade width, building depth, and roof form and slopes.

- **Fenestration:** Door and window openings shall conform to the sizes and proportions of historic precedent contained within the subject block. Glass shall be clear and non-reflective. All windows and doors (where applicable) shall be sash in frame with simulated divided-lights or true divided-lights, or shall be storefront (see illustrations). Projecting profiles on sashes are prohibited. Doors with stamped or molded faux paneling are prohibited.

- **Encroachments:** Stoops and porches shall encroach into the area between the R.O.W. and the build-to line. Porches shall conform to the proportions and general character of the historic precedent contained within the subject block. Structure is often expressed directly in the Richmond vernacular and is encouraged in new construction.

- **Detailing:** Historic precedents are documented and distilled to produce details that meet their traditional functional requirements, producing an aesthetic that is both relevant and aesthetic.

- **Anomalies:** Both historically derived and modern expression is acceptable if used as a hyphen or punctuation element. The form of the proposed structure shall exhibit a high level of design (in excess of fabric buildings) and meet the level of detailing of surrounding structures. Consultants with acknowledged expertise in historic infill should be retained for design reviews requiring the high level of discernment required. Storefronts in need of reconstructive infill between piers may use this method where appropriate.

- **Substitute materials:** Materials shall be authentic, that is, drawn from the local building language, whether synthetic or natural. Exceptions exist and must be reviewed with expert discretion.

- **Monument signs:** Prohibited.

- **Terms:** The terms "mimic", "respect", and "complement" are subjective and should be clarified in the guidelines.

