HANDOUT PACKAGE

LAND USE

NEW ZONING DISTRICT FOR KECOUGHTAN ROAD

At the June 1999 community checkpoint meeting, the Greater Wythe Planning Team presented a number of proposals aimed at revitalizing the commercial aspects of the Greater Wythe Area. Details of these proposals can be found in the Greater Wythe Area Plan, Phase I. Briefly, they included:

1. The appearance of much of the existing commercial activities along the Kecoughtan Road Corridor contributes to the perception that the Greater Wythe Area is a less than desirable place to live and do business. The Planning Team believes the best way to address this issue is for the Kecoughtan Road businesses to come together as one voice with common goals so that their needs may be addressed more readily. The Team suggests that an umbrella group, such as a Business Improvement League or a Kecoughtan Road Business Council, be formed for the purpose of, as a minimum, addressing the aesthetic appearance of the Kecoughtan Road Corridor. This concept is being used successfully in Phoebus.

2. The second proposal the Planning Team suggested deals more specifically with the neighborhood commercial and social needs of the area. At one time the Greater Wythe Area was a self-sustaining community with all the neighborhood amenities one could ask for. Over the years, urban dynamics have changed, resulting in big shopping complexes such as malls or 24-hour super stores. The result has been the deterioration of neighborhood shopping centers and other neighborhood commercial activities. Today there is a trend in America to return to the days when residents could go to their local shopping center to shop and socialize. This trend is towards village centers and main streets. This proposal looks to develop a village center that would consist of both private uses, such as a modern neighborhood shopping center and public uses, such as a small park, a new fire station or community center. Whatever shape the village center takes, the goal is for the village center to support the diverse needs of the Greater Wythe Area, identify with the character of the area, be accessible to everyone, and be attractive and neighborhood friendly. This is a bold proposal that requires community support for the concept before the Planning Team pursues further development/redevelopment options. Of paramount importance to the Planning Team is the need to fairly treat those that may be relocated as a result of the development.

3. The last proposal piggybacks off the first proposal. Commercial areas often form the entrances to our neighborhoods. The strength, vitality, and appearance of the commercial structures reflect on the surrounding community, particularly our neighborhoods. In the Greater Wythe Area, our entryways are in poor shape and add to the perception of a less than desirable place to live. In order to improve this situation, a combination of public investment, regulations and/or incentives are required.

In order to address these issues, the Planning Team believes fundamental changes are needed to the underlying land uses along Kecoughtan Road corridor. One way to accomplish this is by changing the zoning to reflect the future needs of those who live and do business along the corridor. The Planning Team proposes a new zoning district called **Neighborhood Commercial Transition (NCT-1) District.** This new District would

allow a mixture of residential and commercial uses more appropriate along the frontage of Kecoughtan Road,

allow land uses that are neighborhood friendly,

be sensitive in scale and design to the neighborhood surroundings, and

encourage a mix of uses on the same property.

Below you will find the proposed wording for the NCT-1 District.

Neighborhood Commercial Transition (NCT-1) District

Sec. 10.1-1. Intent; NCT-1 District

The NCT-1 District is intended to accomplish four (4) specific objectives:

(1) To create an opportunity for a combination of residential and low intensity commercial uses that are compatible with abutting low density residential neighborhoods;

(2) To create an opportunity for a choice of land uses which would be appropriate along the frontage of arterial roads that traverse areas that are predominantly residential neighborhoods;

(3) To create an opportunity for a choice of land uses which are very neighborhood friendly, in the sense that they are very low intensity commercial, both in terms of the scale of development and associated impacts; and

(4) To create an opportunity for development that is sensitive in scale and design to a neighborhood surrounding and encourages a mix of uses on the same property (i.e. ground floor commercial with residential uses above).

The intent of NCT-1 is to allow conversion of existing development and new development along selected sections of major transportation corridors which traverse largely residential areas or areas characterized by neighborhood oriented commercial land uses in a manner that retains and reinforces the area's character and minimizes conflicts between residential and nonresidential uses.

Sec. 10.1-2. Application; NCT-1 District

The NCT-1 District will be applied to the following:

(1) Properties abutting Kecoughtan Road from LaSalle Avenue west to Cherokee Road.
(2) Properties abutting Kecoughtan Road from O'Canoe Place west to the Newport News/Hampton City Line

Sec. 10.1-3. Permitted Uses; NCT-1 District

The following uses shall be permitted within the NCT-1 District:

(1) Residential uses:

(a) One family dwelling, in conformance with R-11 and SPI-IH requirements.

(b) Duplex dwellings provided one unit is owner occupied, in conformance with R-8 and SPI-IH requirements.

(c) Townhouses in fee-simple ownership, in conformance with MD-T requirements, however limited to 10 units per acre.

(d) Multi-family dwellings, in conformance with MD-2 requirements, however, limited to 10 units per acre.

(e) Tourist home/bed & breakfast, subject to securing a Conditional Privilege.

(f) Adult care residence 1, 2 and 3.

(g) Juvenile residence 1, 2 and 3.

(h) Group home 1 and 2.

(i) Shelters, subject to securing a Use Permit.

(2) Public/Institutional uses:

(a) Church, in conformance with R-13 requirements.

(b) Funeral home or mortuary, subject to securing a Conditional Privilege.

(c) Park or recreation center, subject to securing a Use Permit.

(d) Public library.

(e) Public or private freestanding parking lot.

(f) Public safety facility - police, fire or EMS.

(g) US Post Office

(3) Retail uses:

(a) Antique shop, conducted completely within an enclosed building.

(b) Appliance store.

(c) Art shop.

(d) Bakery, with sales limited to on-site retail sales only.

(e) Bicycle sales and repair shop.

(f) Book or stationary store.

(g) Clothing store.

(h) Convenience store.

(i) Delicatessen.

(j) Florist.

(k) Fruit or vegetable store.

(l) Furniture or floor covering store.

(m) Gasoline supply station.

(n) Grocery store or supermarket.

(o) Hardware store.

(p) Jewelry store.

(q) Marine supplies, not including pleasure craft sales.

(r) Meat, seafood or poultry market, not including killing of livestock or poultry.

(s) Newsstand.

(t) Pet shop.

(u) Drug store.

(4) Service uses:

(a) Amusement center, subject to securing a Conditional Privilege.

(b) Animal or veterinary hospital, not including animal crematorium, conducted completely within an enclosed building.

(c) Bank or savings and loan.

(d) Barber or beauty shop

(e) Private schools, including schools of dance, operated as a business enterprise.

(f) Business or professional office.

(g) Cleaning collection and pick-up station.

(h) Day care 2, subject to securing a Special Exception.

(i) Day care 3, subject to securing a Conditional Privilege.

(j) Dental clinic.

(k) Interior decorating shop.

(l) Job printing shop.

(m) Launderette.

(n) Medical clinic.

(o) Photographic studio.

(p) Restaurant, lunchroom, café, not including any live entertainment, subject to securing a Use Permit.

(q) Theater, subject to securing a Conditional Privilege.

(r) Virginia ABC store.

(5) Mixed use development – So long as all of the pertinent requirements of this article are met, any combination of uses listed in (1) through (4) above may be co-located on an individual site, including residential and nonresidential uses within the same building.

Sec. 10.1-4. Limitations on Permitted Uses; NCT-1 District.

(1) Hours of operation for all nonresidential uses shall be limited to 6:00 am through midnight every day.

(2) Building height of nonresidential structures shall be limited to no more than thirty-five (35) feet.

(3) Outdoor storage shall be prohibited.

(4) No nonresidential use shall exceed a maximum of:

(1) In a single story structure - ten thousand (10,000) square feet of floor area per acre without first securing a Use Permit.

(2) In a multi-story structure (more than one floor level) - thirteen thousand (13,000) square feet of floor area per acre without first securing a Use Permit. In order to maintain the residential scale of the development, a minimum forty (40) percent of the total floor area must be above the ground floor.

Sec. 10.1-5. Site improvements:

For purposes of this ordinance, redevelopment sites shall be any site where the existing building is being enlarged for a new use or any developed site where the total square footage is expanded to no more than 150% of what was previously on the site. Any other development, to include the development of vacant lots, would be considered new development.

(1) With the exception of structures being newly constructed to be used as one family dwellings, all new construction, redevelopment sites and one family dwellings that are converted to commercial uses shall be subject to site plan review.

(2) Chapter 19 herein governs parking requirements. However, on-site, non-handicapped parking for individual uses may be reduced by fifty percent (50%) if a public parking lot is located within five hundred (500) feet of the subject site. This distance is measured from the front or main doorway of the subject building to any portion of a legal parking space located in the public parking lot.

(3) On-site lighting shall be designed and installed so as to avoid light seeping onto abutting residentially zoned or residentially used properties.

(4) Dumpsters and loading areas shall be located away from adjacent residentially zoned or residentially used properties whenever possible; however, placement and screening must address visibility from public rights-of-way and appropriate access.

(5) All freestanding signs must be ground mounted, with a maximum height of six (6) feet and a maximum area of 48 square feet.

(6) In an effort to encourage redevelopment and maximize property utilization, the green space requirements of the Site Plan Ordinance (Section 9-168 of City Code) may be modified. Redevelopment sites may be permitted to reduce the required green area to less than ten percent (10%) of the total lot area when an approved design plan incorporates elements that support a more urban environment, such as:

(a) street trees;

(b) street furniture (benches, decorative lighting, public art, etc.);

(c) generous pedestrian areas (sidewalks over six (6) feet in width, pedestrian plazas, courtyards, etc.); and

(d) decorative paving.

Nothing in this subsection shall exempt any site from stormwater management requirements of any other City code or ordinance, or from the requirements of subsection (6) below.

(7) Buffer areas:

(a) Whenever nonresidential development abuts residentially zoned property or existing residential development, a buffer comprised of landscaping and opaque fencing shall be installed. The opaque fencing shall be six (6) feet in height and shall be located no closer than 10 feet to the road right-of-way. Wooden and masonry products shall be considered appropriate opaque fencing materials. The Director of Planning shall approve any other fencing materials.

(b) Landscaped buffers shall be separated from any paved area by a raised curb. Buffers shall contain a mix of trees, shrubs and ground covers, in both evergreen and deciduous species. At least one (1) tree and ten (10) shrubs shall be required for every eight hundred (800) square feet of buffer

area. Trees and shrubs shall meet the Site Plan Ordinance (Section 9-168 of City Code) requirements at installation.

(c) If the fence is required along a rear property line, a landscaped buffer shall be provided along the fence line. The depth of the landscaped buffer shall be at least ten percent (10%) of the lot depth, but shall not be required to exceed fifty (50) feet in depth.

(d) If the fence is required along a side property line, a landscaped buffer shall be provided along the fence line. The depth of the landscaped buffer shall be at least ten percent (10%) of the lot width, but shall not be required to exceed fifty feet (50') in depth.

(e) Regardless of lot width or depth, landscaped buffers along required fence lines on redevelopment sites need not exceed ten (10) feet in depth.

Sec. 10.1-6. Waivers.

Application for a variance to any dimensional requirements of this ordinance may be made to the Board of Zoning Appeals. Requests for A waiver of any of the requirements of Sections 10.1-5 and 10.1-6 herein shall first be subject to securing a Use Permit.

TABLE OF BASIC DESIGN ELEMENTS

	Wall/Window Signs	Ground-Mounted, Freestanding Signs	Other Freestanding/ Pylon Signs	Total Sign Area Per Street Frontage
Zoning of Property: C-2, C-3, M-1, M-2, M-3, M-4, M-5B or M-5D Contiguous Zoning: C-1, C-2, C-3, M-1, M-2, M-3, M-4, M-5B or M-5D	One (1) square foot per linear foot of building frontage; one & one-half (1.5) square foot per linear foot of building frontage located at least 400' from a public right-of-way	Maximum area - 90 square feet Maximum height - 12 feet	Maximum area - 90 square feet Maximum height - 22 feet	
Zoning of Property: C-2, C-3, M-1, M-2, M-3, M-4, M-5B or M-5D Contiguous Zoning: Residential, Public Land, SPI-OH or M-5C	One (1) square foot per linear foot of building frontage; one & one-half (1.5) square foot per linear foot of building frontage located at least 400' from a public right-of-way	Maximum area - 65 square feet Maximum height - 10 feet	Maximum area - 65 square feet Maximum height - 16 feet	
Zoning of Property: C-1, Residential, Public Land or M5-C	One (1) square foot per linear foot of building frontage; one & one-half (1.5) square foot per linear foot of building frontage located at least 400' from a public right-of-way	Maximum area - 48 square feet Maximum height - 8 feet	Maximum area - 48 square feet Maximum height - 14 feet	
Zoning of Property: RT-1	One (1) square foot per three (3) linear feet of building frontage	Maximum area - 24 square feet Maximum height - 6 feet		Maximum area – 24 square feet
Zoning of Property: NCT-1	One (1) square foot per two (2) linear feet of building frontage; one & one-half (1.5) square foot per linear foot of building frontage located at least 400' from a public right-of-way	Maximum area - 48 square feet Maximum height – 6 feet		