

- (e) *Off-street parking requirements.* None required, unless specified as a condition of a special use permit or as required by §130-303(i)(2) or §130-303(i)(3).
- (f) *Open space and tree canopy requirements.* See Article VII of this chapter.
- (g) *Drive-through windows.* Drive-through windows are only permitted for financial institutions in conformance with the DCSM.
- (h) *Outdoor display and outdoor storage.*
 - (1) All uses shall be conducted entirely within an enclosed building with no outdoor storage with the following exceptions:
 - a. Outdoor dining may be conducted.
 - b. Outdoor display. See §130-61.
 - c. No exterior runs or exercise areas are permitted for veterinary hospitals.
- (i) *Residential uses:*
 - (1) Single-family detached or duplex dwelling units.
 - a. Minimum lot area: 5,000 square feet.
 - b. Minimum lot width, interior lots: 70 feet at the front setback line.
 - c. Minimum lot width, corner lots: 100 feet at the front setback line.
 - (2) Cottage court: See §130-66.
 - (3) Multifamily residential dwelling units are permitted in existing buildings with a final certificate of occupancy issued prior to May 11, 2015, with non-residential B-3 uses in the same building, and which meet the following requirements:
 - a. The minimum size of each residential dwelling unit shall be 600 gross square feet.
 - b. A minimum of 80 percent of the gross floor area of the building's first floor shall be used for non-residential uses.
 - c. A minimum of 1.5 parking spaces per residential dwelling unit shall be provided on-site unless a public or private parking facility is located within 650 feet of the building and the parking spaces within that facility are reserved to meet the minimum parking requirements.
 - d. All off-street parking shall be located either within an enclosed courtyard or behind the principal structure and not readily visible from the street right-of-way.

Sec. 130-304. B-3.5 city center planned.

- (a) *Purpose and intent.* The B-3.5 city center planned district is intended to implement the Comprehensive Plan's Downtown Character Area to encourage the mixing of compatible land uses, and to permit flexibility in building design and use. The goals of this district include extending the architecture and feel of historic downtown outside its core areas to create a sense of continuity,

permitting increased residential development at urban densities in proximity to the Virginia Railway Express train station, and encouraging high-quality innovative design, infill, and redevelopment projects that are compatible with existing residential and commercial uses.

(b) *Uses permitted.* See §130-241.

(c) *Maximum and minimum structure height and setbacks:*

(1) *Maximum heights:* Except as otherwise provided, no structure shall exceed 65 feet in height, excluding mechanical equipment, which shall be adequately screened, and decorative architectural detail or other rooftop amenity unfit for habitation.

- a. Structures constructed with a zero lot line setback shall not exceed 55 feet, excluding mechanical equipment, which shall be adequately screened.
- b. Structures or portions of structures exceeding 55 feet shall be set back a minimum of two feet from the lot line for each five feet in additional structure height.
- c. Architectural features, such as false facades, equipment towers, antennas used by broadcasting and telecommunications towers, public facilities, public utility uses, spires, and steeples shall not exceed ten feet in height from the finished building height and shall be adequately screened unless a modification is approved as provided for in §130-304(I).
- d. Cottage court: See §130-66.

(2) *Minimum height requirements:*

- a. No non-residential/residential mixed-use structure shall be constructed with a height of less than 45 feet or three stories, whichever is less.
- b. No single purpose non-residential use structure shall be constructed with a height of less than 45 feet or three stories, whichever is less.
- c. No single purpose residential use structure shall be constructed with a height of less than 35 feet or two stories, whichever is less.
- d. Cottage court: See §130-66.

(d) *Minimum and maximum setbacks:*

(1) *Abutting any street right-of-way, other than an alley:*

- a. *Minimum setback:* No building wall shall be located closer than 12 feet from the back of curb of any street.
- b. *Maximum setback:* No building wall shall be located more than 22 feet from the back of curb of any street, unless a courtyard designed to provide for a park, landscaping, or preservation of existing trees, or other significant view shed or unique element is agreed upon and accepted at the time of rezoning or special use permit approval.

- c. When the project design requires utilities to be located along a street right-of-way and a conduit bank cannot be designed to meet the required separation for specific utilities, then the minimum setback of the structure shall be increased to accommodate the area necessary for utility installation.
- (2) When a building abuts any alley, the building wall may be located at a zero lot line.
 - (3) No side or rear setbacks are required when abutting any “B” or “I” district occupied by a commercial, office, or industrial use.
 - (4) A landscaped area of 25 feet for any non-residential or mixed use shall be provided when any B-3.5 project abuts any “R” district line. However, such area may be reduced, if the residential property owner agrees to such a reduction, either by means of providing an enhanced opaque screening or the acquisition of an offsite easement as evidenced by the recording of an agreement between the B-3.5 owner and the adjoining “R” district property owner(s).
 - (5) A landscaped area of 10 feet for any residential use shall be provided when any B-3.5 project abuts any “R” district line.
 - (6) Cottage court: See §130-66.
- (e) *Off-street parking requirements:*
- (1) Off-street parking shall be provided in accordance with Article VI of this chapter, unless a modification is approved as provided for in §130-304(l) and except as otherwise provided in this section.
 - (2) A multi-level parking structure may be used to provide the off-street parking spaces required by Article VI of this chapter.
 - (3) All off-street parking shall be located either within an enclosed courtyard or behind the principal structure and not readily visible from the street right-of-way.
 - (4) All off-street parking shall meet the setback requirements of §130-304(d).
- (f) *Open space requirements.*
- (1) Open space shall be provided that is equal to, but not less than seven percent of the total site area by means of one or more of the following techniques: traditional surface gardens, landscaped areas, or other gardens or landscaped areas incorporated into the proffered building design by means of planters or other permanently affixed units.
 - (2) Cottage court: See §130-66.
- (g) *Tree canopy.* See Article VII of this chapter.
- (h) *Street trees.* Street trees shall be provided on all streets with a minimum of one tree for every 35 feet.
- (i) *Accessory structures and building projections:*

- (1) Accessory structures: See §130-57.
- (2) Building projections, including unroofed decks: See §130-58.
- (j) *Drive-through windows.* Drive-through windows are only permitted for financial institutions in conformance with the DCSM.
- (k) *Outdoor display and outdoor storage.*
 - (1) All uses shall be conducted entirely within an enclosed building with no outdoor storage with the following exceptions:
 - a. Outdoor dining may be conducted.
 - b. Outdoor display. See §130-61.
 - c. No exterior runs or exercise areas are permitted for veterinary hospitals.
- (l) *Special provisions.* A proposed development shall not vary from the regulations and guidelines stated in this section, except under unusual circumstances, subject to approval of a rezoning in accordance with Article IX of this chapter or approval of a special use permit in accordance with Article IX of this chapter. However, such application must specifically outline the variation, define the need, and provide assurances that the intent of this chapter is met by the proposed rezoning. Any variation from this section requested by the applicant shall be specifically acknowledged by means of a proffer or condition. Uses cannot be varied or modified under the provisions of this section.
- (m) *Density.* Residential density shall be established as part of the zoning of a parcel taking into consideration the uses proposed, the size of the parcel being rezoned, the impact on public services, available parking, maximum height of the structure permitted, and an analysis of the Comprehensive Plan standards as they impact the economic health of the City's tax base on a residential to non-residential mix.
- (n) *Refuse storage.* All refuse storage shall be internal unless a modification is approved as provided for in §130-304(l).

Sec. 130-305. B-4 general commercial.

- (a) *Purpose and intent.* The B-4 general commercial district is intended to implement the Comprehensive Plan's General Business Character Area and to provide a wide array of retail, office, service, and institutional uses. The businesses within this district are intended to serve both local and regional patrons.
- (b) *Uses permitted.* See §130-241.
- (c) *Minimum lot dimensions.* None, except that motor vehicle sales and rental uses shall have a minimum lot area of 20,000 square feet for each sales or rental office.
- (d) *Maximum structure height.* No structure shall be greater than 55 feet in height. This excludes mechanical equipment, which shall not exceed ten feet in height from the maximum building height