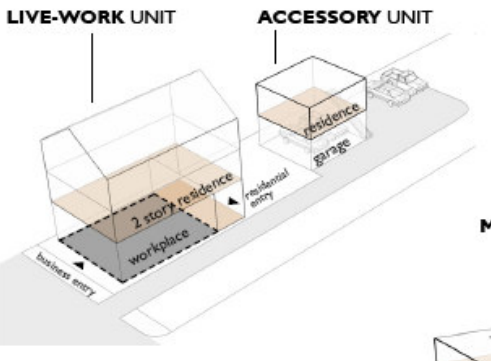

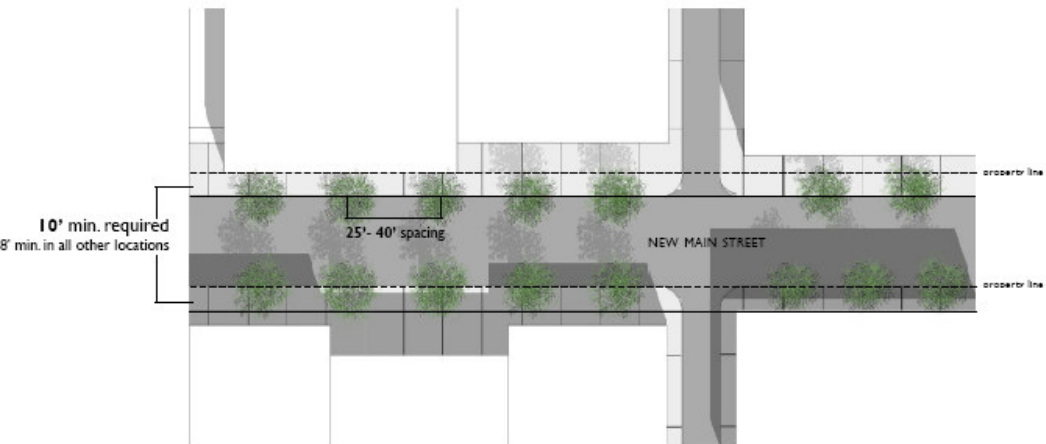


<b>ZONING REGULATIONS</b>		<b>DOWNTOWN CROZET ZONING DISTRICT-Draft</b>	
		<i>(These regulations are based on the Community Planning + Design recommendation packet dated September 4, 2007 and revisions recommended by the Planning commission during work sessions and last revised 3-5-08 to reflect the Planning Commissions recommendations.)</i>	
<b>BUILDING SETBACKS</b>			
	<b>Front</b>	Min-1' Max- 10' Administrative Exceptions-15' for café seating, topography issues, or for public space/plaza	
	<b>Side</b>	Min-0' Max-20' combined to allow access between buildings	
	<b>Rear</b>	None	
	<b>Building Façade Break</b>	200' for access behind buildings	
<b>BUILDING HEIGHT</b>			
		Min required-2 stories/30'	
		Max-4 story/50'	
		By Special Use Permit- Single story or up to 6 stories or 70' (if supporting public benefit such as affordable housing, parking)	
		All stories must be habitable floors.	
	<b>Stepbacks</b>	15' minimum required for front portion of structure that exceeds 3 stories	
	<b>Stepbacks</b>	15' minimum required for front portion of structure that exceeds 3 stories	
<b>PARKING</b>			
	<b>Parking Setbacks</b>	Must be located behind rear façade of buildings	
	<b>Stand-alone parking</b>	Minimum of 10' from ROW or equal to max building setback(see landscape requirements)	
	<b>Pedestrian Access</b>	Main entry to building required from front or side of building Side entrance doors must face the front ROW (as in a side vestibule) May have doors to access the rear as well	
	<b>Minimum Spaces (No Maximum Number of Spaces)</b>	<u>Non-residential-</u> 1 space/1,000 SF net floor area (80% gross) <u>Residential-</u> 1 space/1 BR units 1,000 SF or less; 2 spaces/2 BR units or over 1,000 SF; 2.0 spaces/ 3+ BR units <u>Bicycle-</u> 1 space/10 auto spaces required	



<p><b>Public/Civic</b></p>	<p>Live theater, single screen theater  Churches, cemeteries  Clubs, lodges, civic, fraternal, patriotic (reference 5.1.02)  Fire and rescue squad stations (reference 5.1.09)  Libraries, museums  Conference center, outdoor auditorium, public art or kiosks  Day care, child care or nursery facility (reference 5.1.6)  Educational, technical and trade schools  Scientific or technical education facilities  School of special instruction  Parking structures and stand alone parking structures (reference 4.12, 5.1.41)  Temporary construction uses (reference 5.1.1)  Dwellings (reference 5.1.21)  Public uses and buildings including temporary or mobile facilities such as schools, offices, parks, playgrounds and roads funded, owned or operated by local, state or federal agencies (reference 31.2.5); public water and sewer transmission, main or trunk lines treatment facilities, pumping stations and the like, owned and/or operated by the Rivanna Water and Sewer Authority</p>
<p><b>USES BY SPECIAL USE PERMIT</b></p>	<p>Advanced manufacturing  Light manufacturing and distribution of products  Research and development activities including experimental testing  Laboratories, medical or pharmaceutical  Automobile laundries  Hospitals  Fast food restaurant  Veterinary office and hospital (reference 5.1.11).  Drive-in windows serving or associated with permitted uses  Warehouse facilities not permitted under section 24.2.1  Contractors' office and equipment storage yard  Tier III personal wireless service facilities (reference 5.1.40)  Body shops (reference 5.1.31). (Added 12-7-88)  Towing and storage of motor vehicles (reference 5.1.32). (Added 6-6-90)  Stand-alone residential uses  Stand-alone parking lots</p>

RESIDENTIAL	
 <p><b>Lot Sizes/Density</b></p>	<p>SFA, TH, MF, Boarding houses, Tourist lodgings, Accessory unit, Live work units, Hotel w/no room limit, bed and breakfast.</p> <p>Home for, Rental of permitted residential uses and guest cottages; Homes for developmentally disabled persons. Boarding houses. Tourist lodgings</p> <p><b>NON-RESIDENTIAL USES MUST OCCUPY GROUND LEVEL OF BUILDINGS</b></p> <p>Stand-alone residential uses by Special Use Permit</p> <p>No minimum required lot frontage. 1500 SF minimum lot size. 100% Maximum lot coverage</p> <p>Residential density shall not to exceed 36 dwelling units an acre.</p> <p>Lot Types (Reference Neighborhood Model): Commercial/Mixed use, Live-Work or Flex (also smaller scale retail), Multi-family, Townhouse lots</p>
LANDSCAPING	
<p><b>Screening</b></p> <p><b>Parking Lot landscaping</b></p>	<p>No Buffer required.</p> <p>Screening required at rear of lots only between Commercial uses and Single Family Detached/Attached housing [or any district that permits SFD]: screening shall consist of 20' minimum vegetative screening (as defined in current code), or an opaque wall or fence at least 4 feet high, or combination thereof.</p> <p>Alternative methods of vegetative screening that better meet the intent of these provisions may be approved by the agent in writing, including an explanation of the reasoning.</p> <p>All parking lots over 5 spaces subject to screening. Where lot abuts or is in view from public ROW, continuous evergreen shrubs required or four feet high wall with seating incorporated (fifty percent length) in addition to canopy trees provided in the 10' required parking setback.</p> <p>Lots larger than 25 spaces: Internal landscaping requirements of at least 1 tree/ten spaces (5% paved area to be trees), with planting islands and perimeter areas. (same as current zoning)</p>

	
<p><b>SIDEWALKS</b></p> <p><b>STREET TREES</b></p> <p><i>Require these improvements in ZO, waive if can't get approval b/c VDOT utility issues &amp; dedication; setback measured 1' from ROW/back of sidewalk</i></p>	<p>Min 10' -Crozet Avenue, Three Notch'd Road, New Main Street/subject to Phase II Streetscape project Min 8' other locations</p> <p>Street trees planted 25'-40'</p> 
<p><b>LIGHTING</b></p>	<p>Lighting plans that allow for coordination of ground level uses so that exterior lighting plans allow spillover onto adjoining property with owner's consent.</p>