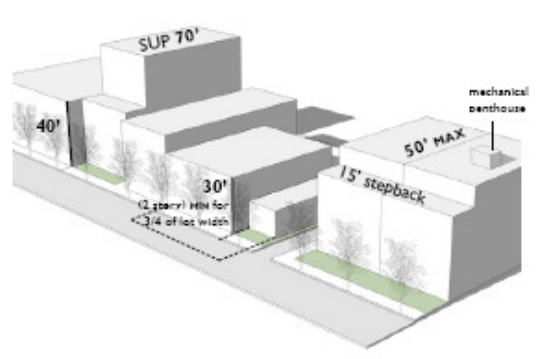
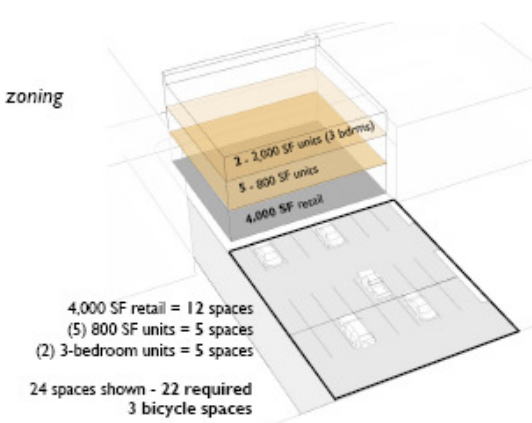
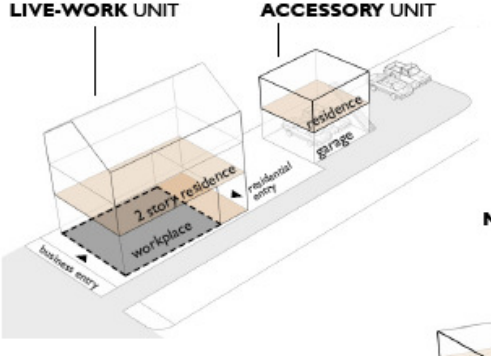

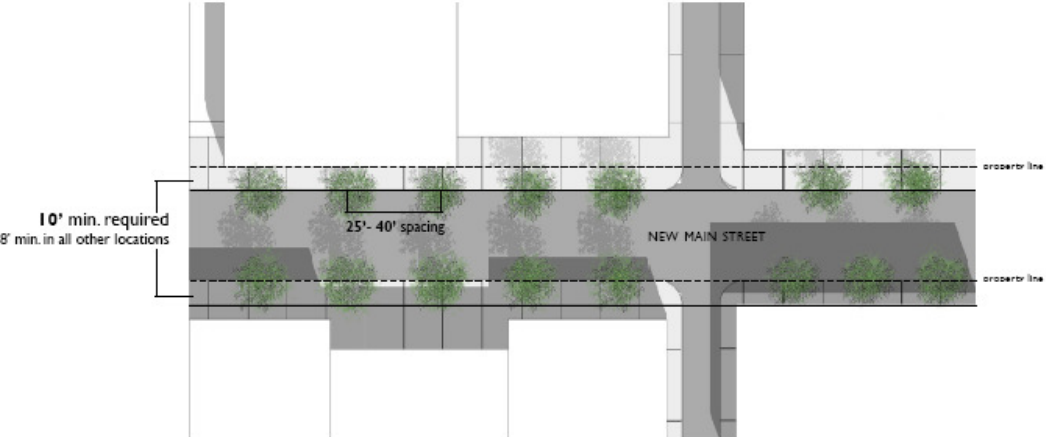


ZONING REGULATIONS		DOWNTOWN CROZET ZONING DISTRICT-Draft <i>(These regulations are based on the Community Planning + Design recommendation packet dated September 4, 2007, reflecting minor staff revisions. Items highlighted in yellow indicate revisions since the October 30, 2007 draft and Planning Commission work session.)</i>	
BUILDING SETBACKS			
	Front	Min-1' Max- 10' Administrative Exceptions-15' for café seating, topography issues, or for public space/plaza	
	Side	Min-0' Max-20' combined to allow access between buildings	
	Rear	None	
	Building Façade Break	200' for access behind buildings	
BUILDING HEIGHT			
		Min required-2 stories/30' Max-4 story/50' By Special Use Permit-up to 6 stories or 70' (if supporting public benefit such as affordable housing, parking) All stories must be habitable floors.	
	Stepbacks	15' minimum required for front portion of structure that exceeds 3 stories	
PARKING			
	Parking Setbacks	Must be located behind rear façade of buildings	
	Stand-alone parking	Minimum of 10' from ROW or equal to max building setback(see landscape requirements)	
	Pedestrian Access	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	
	Minimum Spaces	Non-residential- 3 spaces/1,000 SF net floor area (80% gross) 1 space/1,000 SF net floor area (80% gross) Residential-1 space/1 BR units 1,000 SF or less; 2 spaces/2 BR units or over 1,000 SF; 2-5 2.0 spaces/ 3+ BR units	

<p style="text-align: center;">Shared</p> <p style="text-align: center;">Trading Agreements</p>	<p>Bicycle- 1 space/10 auto spaces required</p> <p>Congregate Housing- 1 space/5 rooms + 1/employee per shift or based on parking study</p> <p>75% sharing allowed within all area of Downtown Zoning District</p> <p>Allow off-site parking in accordance with Section 4.12.8.e of the Zoning Ordinance</p>
<p>LAND USES</p>	
<p>MIXED USE REQUIRED</p>	<p>Buildings with public/civic uses, office, and financial institutions or under 5,000 7,500 square feet exempt</p> <p>All buildings over 5,000 7,500 square feet must be mixed use, defined as having two of three uses: retail/service, office, and/or residential</p> <p>Non-residential uses must occupy ground level of buildings</p> <p>Special Use Permits required for single-use buildings not exempt and would be approved based on the following considerations:</p> <ul style="list-style-type: none"> o Residential uses providing affordable housing or for special needs residents o Uses with special security needs, unique hours of operation, or noise issues o Uses with special storage or space needs
<p>NON-RESIDENTIAL</p> <p style="text-align: center;">Retail & Service Uses</p>	<p>Antique, gift, jewelry, notion and craft shops, Clothing, apparel and shoe shops</p> <p>Department store, Drug store, pharmacy, Florist, Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops, Furniture and home appliances (sales and service), Hardware store, Musical instruments, Newsstands, magazines, pipe and tobacco shops, Optical goods, Photographic goods, Visual and audio appliances, Sporting goods, Retail nurseries and greenhouses</p> <p>Indoor athletic facilities</p> <p>Farmers' market</p> <p>Eating establishments, fast food</p> <p>Tailor, seamstress</p> <p>Hotels, motels and inns</p> <p>Commercial recreation establishments including but not limited to amusement centers, bowling alleys, pool halls and dance halls</p> <p>Convenience stores</p> <p>Factory outlet sales - clothing and fabric</p> <p>Feed and seed stores (reference 5.1.22)</p> <p>Financial institutions</p> <p>Fire extinguisher and security products, sales and service</p> <p>Funeral homes</p> <p>Furniture stores</p> <p>Office and business machines sales and service</p> <p>New automotive parts sales</p> <p>Newspaper publishing</p> <p>Nursing homes, convalescent homes (reference 5.1.13)</p> <p>Ethical pharmacies, laboratories and establishments for the production, fitting and/or sale of optical or prosthetic appliances on sites containing medical, dental or optical offices;</p>

	<p>Barber, beauty shops Health spas Laundries, dry cleaners; Laundromat (provided that an attendant shall be on duty at all hours during operation) Veterinary office and hospital (reference 5.1.11) where animals are confined in soundproofed, air-conditioned buildings and no areas for outdoor exercise are provided.</p> <p>Office Administrative, professional offices, medical, dental offices Medical center</p> <p>Public/Civic 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 Stand alone parking and 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>
RESIDENTIAL	
 <p>Lot Sizes/Density</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>No minimum required lot frontage. 1500 SF minimum lot size. 100% Maximum lot coverage</p>

	Residential density shall not to exceed 36 du/a. Unit size not to exceed 1,000 SF average. Lot Types (Reference Neighborhood Model): Commercial/Mixed use, Live-Work or Flex (also smaller scale retail), Multi-family, Townhouse lots
Special Use Permit	Advanced manufacturing Light manufacturing and distribution of products Research and development activities including experimental testing Laboratories, medical or pharmaceutical Automobile laundries Automobile, truck repair shops Automobile service stations (reference 5.1.20). 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)
LANDSCAPING	
Screening	No Buffer required. Screening required at rear of lots only between Commercial uses and Single Family Detached 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. 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.
Parking Lot landscaping	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. 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>SIDEWALKS</p> <p>STREET TREES</p> <p><i>Require these improvements in ZO, waive if can't get approval b/c VDOT utility issues & dedication; setback measured 1' from RO/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>LIGHTING</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>