

### 3.9 Jolina Court District (JC)

**Purpose:** The purpose is to support employment, light industry, commercial enterprises, community gathering spaces, dense and affordable housing, and other compatible uses that bring value to the community and maintain Richmond's unique sense of place. It will also support the traditional village mixed use patterns with street level commercial uses and upper floor residential uses. There are 3 primary goals for this district:

Help improve the economic vitality of Richmond by attracting desirable new businesses to the site, creating jobs, and increasing municipal water and wastewater utility use.

Attract residents and visitors to our village center for community and commercial activities.

Increase the housing density, affordability, and diversity in order to support a vibrant and diverse population of Richmond residents.

Any development in this district shall enhance the overall village area and shall be compatible with the surrounding mix of residential, non-residential, and municipal uses. Any development proposal shall fit into the vision for Richmond as described in the Richmond Town Plan.

**3.9.1 Allowable Uses Upon Issuance of Zoning Permit by Administrative Officer-** The following uses shall be allowed uses in the Jolina Court District upon issuance of a Zoning Permit by the Administrative Officer. Site Plan Review and approval by the DRB shall also be required. More than one principal use per lot is allowed in this district.

- a) Artists/Crafts studio
- b) Bank
- c) Brewery
- d) Catering Service
- e) Child Care Home
- f) Cooperative Work Space
- g) Food Processing Establishment
- h) Funeral Parlor
- i) Health or Fitness Club or Gym
- j) Hotel
- k) Inn or guest house
- l) Laundromat
- m) Light Manufacturing
- n) Medical Office
- o) Museum
- p) Office, Business
- q) Office, Professional
- r) Personal Services
- s) Pharmacy
- t) Pub
- u) Recreational facility, indoor or outdoor, facility or park
- v) Research laboratory
- w) Restaurant
- x) Retail business
- y) Tavern
- z) Training Facility
- aa) Theater
- bb) Wholesale trade
- cc) Agriculture, silviculture and horticulture as provided in Section 2.4.5

**3.9.2 Allowable Uses Upon Issuance of Conditional Use Approval-**The following uses may be allowed in the Jolina Court District after issuance of conditional use approval by the DRB. More than one principal use per lot is allowed in this district.

- a) Educational Facility as provided in Section 5.10.4
- b) Planned Unit Development
  - i) as provided in Section 5.12, if no subdivision of land is proposed (see Section 5.12.1).
  - ii) Residential Dwelling Units as part of a Mixed Use Planned Unit Development.
- c) Religious use as provided in Section 5.10.4
- d) State- or community-owned and operated institutions and facilities, to the extent allowed by Section 5.10.4

**3.9.3 Dimensional Requirement for Lots in the JC District-**No Zoning Permit may be issued for Land Development in the J/C District unless the lot proposed for such Land Development meets the following dimensional requirements:

**a) Lot Area-** Except as provided under Section 4.6.1, no lot served by a municipal or community water and sewer system shall be less than one-fourth (1/4) acre. The purchase of additional land by the owner of a lot from an adjacent lot owner will be permitted, provided such purchase does not create a lot of less than the minimum area required in the Zoning District on the part of the seller. In the case of a lot for fifteen (15) or more dwelling units served by municipal or community water and sewer systems, one-fifteenth (1/15) acre of land per dwelling unit shall be required. This district may be eligible for a density bonus.

**b) Lot Dimensions-**Each lot must contain a point from which a circle with a radius of twenty-five (25) feet can be inscribed within the boundary of the lot.

**c) Lot Frontage-**No lot having frontage on a public or private road shall have less than seventy-five (75) feet of continuous uninterrupted length of said frontage or the lot must have access to a public or private road with approval by the DRB pursuant to Sections 4.2 and 4.3.

**d) Lot Coverage-** The total ground area covered by all structures, parking areas, walkways, driveway and areas covered by impervious materials shall not exceed eighty percent (80%) of the total ground area of the lot.

### **3.9.4 Dimensional Limitations for Structures on Lots in the JC District**

**a) Height-**The height of any structure shall not exceed thirty-five(35) feet, except for the height of one structure on JC0074 which may not exceed thirty-eight (38) feet and exceptions as provided in Section 6.6.

**b) Front Yard Setback-** A principal structure shall be set back at least ten (10) feet from the front lot line. An accessory structure shall be set back at least five (5) feet from the front lot line.

**c) Side Yard Setback-**A principal structure shall be set back at least ten (10) feet from each side lot line. An accessory structure shall be set back at least five (5) feet from each side lot line.

**d) Rear Yard Setback-**A principal structure shall be set back at least ten (10) feet from the rear lot line. An accessory structure shall be set back at least five (5) feet from the rear lot line.

**3.9.5 Other Requirements Applicable to Lots in the JC District-** No Zoning Permit may be issued for Land Development in the J/C District unless the Land Development meets the following requirements:

**a) Parking Requirements-** Parking Supply-In this district, the residential parking requirement shall be based on the number of bedrooms per dwelling unit. The spaces required shall only serve to calculate overall supply, and shall not be assigned to specific dwellings.

Bedrooms	Efficiency (0)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Spaces Required	1	1.5	2	2.5	3

Spaces shall increase by 0.5 spaces per additional bedroom. All other parking supply requirements shall follow the requirements as set forth in section 6.1.

**b) Loading Space Requirements** - Off-Road or Highway loading requirements shall be regulated as provided in Section 6.1.

**c) Signs** - Signs shall be regulated as provided in Section 5.7.

**d) Traffic Impact** - No permit or approval shall be issued for a use which generates more than 70 vehicle trip ends during the P.M. peak hour for the first 40,000 square feet of lot area or fraction thereof, plus 1 vehicle trip end for each additional 1,000 square feet of lot area. In making the determination of traffic impact, the Administrative Officer or DRB shall utilize “Trip generation - Seventh Edition - 2003”, Institute of Traffic Engineers (ITE), or its equivalent, or any subsequent and most recent publication thereof, and may use estimates from other sources, including local traffic counts, if the above publication does not contain data for a specific use or if a use contains unique characteristics that cause it to differ from national traffic estimates.

**e) Access** - Access shall be regulated as provided in Sections 4.1 through 4.4.

**f) Residential Use** - Residential dwelling units shall be restricted to the second story/floor or higher of any building, and shall only be approved and permitted via Planned Unit Development.

**g) Additional Possible Conditions** - The following site standards also may be required as a condition of Development Review Board approval

- Greater setback or screening requirements along the perimeter of the property
- Adequate pedestrian circulation
- Demonstration of the ability to properly develop, operate, and maintain development roads, utilities, driveways, parking, sidewalks, landscaping, and other conditions or standards imposed