

Village Commercial (VC) ZD -- Virg preliminary 1.6.21

Area: Millet St / Goodwin -Baker (currently in Village Commercial)
part of Railroad St – Hardware St// lumber yard & Grocery Store, and Richmond Rescue
(currently in Village Commercial)
Round Church Corners Complex (currently Commercial)

Proposed: put all 3 areas into a single Village Commercial ZD

Previously in Village Commercial: Jolina Ct (now in Jolina Ct ZD)
Upper Bridge ST (now in Village Downtown ZD)
Several lots on Railroad St; W Main St; and Bridge St
(now proposed for R/C ZD)

[The issues here:

- Much of the previous VC ZD has been reclassified, so the remaining district is only 3 small “islands” in or near the village*
- Are these “islands” significantly different from the R/C ZD to warrant that these 3 areas be in a separate ZD rather than in the R/C ZD? Do they need additional uses to allow them to be able to maintain/grow a commercial presence in Richmond than what are proposed uses for the R/C ZD? Do they now need more residential uses?*
- Are these 3 areas similar enough to each other to be in the same ZD?*

Purpose, current : *[Purpose statement is identical in the current VC and C ZD’s:*

“The standards of this district are designed to retain and provide areas for the sale of retail or wholesale of those types of those types of goods and services required by the residents of the community. Strip development with multiple curb cuts is discouraged. An attractive, pedestrian-friendly, compact area of retail operations is encouraged. Parking and traffic flow shall be considered as part of the site plan review process for any Land Development in this district. Residential uses that are compatible with a village commercial district will be permitted after conditional use approval and site plan review.”]

Proposed: The purpose of this district is to retain and encourage commercial activities within the central village area, to allow for changing needs within the commercial sector and to promote the possibility of walking between dwellings and commercial services. Retail, wholesale, and light manufacturing activities that meet performance standards, as well as service sector businesses will be allowed. Residential uses such as multifamily housing, or mixed commercial/residential buildings will also be allowed. Parking, pedestrian and biking facilities will be provided. Greenspace and screening standards that will keep the district attractive to residents and visitors, will also be provided.

Allowed uses, current: *[Allowed uses are identical in the current VC and C ZD’s:*

*Accessory dwelling
Accessory uses and structures (except outdoor storage)
Artist/craft studio
Daycare center*

Inn/guest house
Museum
Office, professional or medical
Personal services
~~*Religious*~~
Restaurant
Retail business
Theater, indoor

Proposed allowed uses: same as current with addition of:

Pharmacy
Veterinary Clinic

Conditional uses, current:

various – see Ravi’s chart

Cond uses that are ONLY in C ZD– MISSING in VC ZD – so do the “islands” – in particular, the Round Church Corners Complex --need any of these?:

Amusement arcade
Automobile or marine sales
Automobile service station (same as garage, vehicle repairs and Service, which IS in the VC?)
Car wash
Distribution center
Extraction of earth’s resources
Warehouse use

Cond uses that are MISSING in the current R/C ZD (as compared to the current VC ZD) – so do the “islands” need these?: also, does the R/C need these?

Bank
Catering
Commercial multiuse
Business yard
Garage/auto service station
Research lab
Rooming house
Tavern
Wholesale trade
Private club

Plus the ones above that are only in the C ZD as above

Proposed conditional uses:

Accessory use outdoor storage
Adaptive use
Amusement arcade
Automobile sales and services
Bank

Brewery
Catering
Car wash
Commercial multiuse building
Distribution center
Equipment supply or rental
Funeral parlor
Group home
Hotel or motel
Light manufacturing
Lumber yard/building supplies
Multifamily dwelling
Mixed commercial and residential building
Private club
(PUD)
Recreation, indoor or outdoor, facility or park
Research lab
Restaurant
Tavern
Warehouse
Wholesale trade

Current standards / other requirements:

All lots served by municipal water and sewer

All lots have sidewalks and bike lanes

minimum lot size: 1/3 A

de facto density: 3 U/A

proposed: 15 U/A

lot coverage: 50%

setbacks:

front 20' *proposed: 5-10'*

side: 10'

rear: 15'

compatibility

traffic

greenspace, landscaping and screening