

Village Commercial (VC) ZD -- Virg preliminary annotated #2 for 2.3.21

**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, live/work spaces 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*

**Proposed conditional uses: ( add most of the Commercial uses to the Village Commercial 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 or commercial/ residential building*  
*Private club*  
*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

minimum lot size: 1/3 A

de facto density: 3 U/A

*proposed: 15 U/A*

lot coverage: 50%

setbacks:

front 20' *proposed: 5'- 25'*

side: 10'

rear: 15'

*compatibility*

*traffic*

*parking*

*sidewalks and bike lanes*

*greenspace, landscaping and screening*

*remove requirement for "only one principle use per lot"*