

PUBLIC NOTICE
WILLIAMSBURG PLANNING COMMISSION

The Williamsburg Planning Commission will hold a public hearing on March 20, 2013, 3:30 P.M. in the Council Chambers of the Stryker Building, 412 North Boundary Street, to consider the following cases implementing recommendations of the 2013 Comprehensive Plan:

PCR #13-001: Amend the Zoning Ordinance by revising the residential density for the B-1 Downtown Business District [Sec. 21-295] and the LB-1 Limited Business Downtown District [Secs. 21-250 and 21-254] by establishing a base density of 14 dwelling units/net acre and allowing increased density with a special use permit.

PCR #13-002: Amend the Zoning Ordinance by revising the residential density in the RDT Downtown Residential District [Secs. 21-240 and 21-245] by establishing a base density of 8 dwelling units/net acre and allowing increased density with a special use permit.

PCR #13-003: Amend the Zoning Ordinance by creating a new definition for "Senior housing" [Sec. 21-2], by adding provisions to the LB-1 Limited Business Downtown District to allow senior housing with a special use permit [Sec. 21-249], and by revising the parking requirements to reflect the new definition [Sec. 21-707(a)(5)].

PCR #13-004: Amend the Zoning Ordinance to extend the Downtown Parking District south along the west side of South Henry Street from Ireland Street to South Boundary Street and to include the Blayton Building property at 613 Scotland Street, and to add provisions in the Downtown Parking District for reduced parking for senior housing. The Downtown Parking District does not require off-street parking for non-residential uses [Sec. 21-710].

PCR #13-005: Rezone approximately 14.3 acres on South Henry Street between Ireland Street and South Boundary Street from LB-3 Limited Business Residential District to LB-1 Limited Business Downtown District (410-426 Ireland Street, 306-520 South Henry Street, 320 Court Street, 300 Newport Avenue, 438 & 440 Crump Lane and 517 South Boundary Street). This land is designated by the 2013 Comprehensive Plan as *Mixed Use* land use (a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and increased density with a special use permit), *Parks, Parkway and Recreation* land use (facilities owned by the City or the federal government), and *William and Mary* land use (identifies the major holdings of the College of William and Mary). The proposed LB-1 District allows a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and increased density with a special use permit.

PCR #13-006: Rezone 0.32 acres at 319 South Boundary Street (northeast corner of Newport Avenue and South Boundary Street) from LB-3 Limited Business Residential District to RM-2 Multifamily Dwelling District. This land is designated by the 2013 Comprehensive Plan as *High-Density Multifamily Residential* land use (a variety of residential uses with a maximum density of 14 dwelling units/net acre). The proposed RM-2 District allows a variety of residential uses with a maximum density of 14 dwelling units/net acre.

PCR #13-007: Rezoning of approximately 4.36 acres at 613 Scotland Street (Blayton Building) from RDT Downtown Residential District and B-1 Downtown Business District Conditional to LB-1 Limited Business Downtown District and RS-2 Single-Family Dwelling District. This land is designated by the 2013 Comprehensive Plan as *Mixed Use* land use (a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and increased density with a special use permit) and *Parks, Parkway and Recreation* land use (facilities owned by the City or the federal government). The proposed LB-1 District allows a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and increased density with a special use permit. The proposed RS-2 District allows single family detached dwellings and City-owned parks and playgrounds.

PCR #13-008: Rezoning of 0.35 acres at 218 and 220 North Boundary Street from LB-1 Limited Business Downtown District to B-1 Downtown Business District. This property is designated by the 2013 Comprehensive Plan as *Downtown Commercial* land use (a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and increased density with a special use permit). The proposed B-1 District allows a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and additional density with a special use permit.

Additional information is available at www.williamsburgva.gov/Index.aspx?page=1036 or at the Planning Department (757) 220-6130, 401 Lafayette Street. Interested citizens are invited to attend this hearing and present their comments to Planning Commission. If you are disabled and need accommodation in order to participate in the public hearing, please call the Planning Department at (757) 220-6130, (TTY) 220-6108, no later than 12:00 noon, Wednesday, March 13, 2013.

Reed T. Nester
Planning Director



CITY OF WILLIAMSBURG
MEMORANDUM

TO: Planning Commission

DATE: February 6, 2013

**SUBJECT: Downtown Planning Area
2013 Comprehensive Plan Implementation**

The 2013 Comprehensive Plan was adopted by City Council on January 10, 2013. This memo addresses the implementation of the Plan's recommendations for the Downtown Planning area in eight separate cases (PCR #13-001>13-008).

RESIDENTIAL SCALE AND CHARACTER

The 2013 Comprehensive Plan states that there are two parts to residential scale and character, and both need to be considered in planning for the future of the downtown area. The first part is building massing and location, which is primarily governed by zoning regulations for building setback, height and parking. The second part is density, which must fit within the building envelopes delineated by the zoning restrictions. The Plan notes that high density can fit within the small scale character of downtown Williamsburg, as shown by the 54.5 dwelling units/net acre of the six apartments in the Sacalis Building at 433 Prince George Street, and the 60.5 dwelling units/net acre of the 26 unit King and Queen Apartments at 732 Scotland Street. These high densities fit comfortably in buildings of the proper scale for Williamsburg's downtown, and these high density buildings are interspersed with lower density residential areas and commercial and institutional areas with no residential uses without any significant difference in outward appearance.

The 2013 Comprehensive Plan recommends that to encourage appropriate downtown residential growth, "...a uniform base density of 14 dwelling units/net acre should be established for the *Downtown Commercial* and *Mixed Use* land use categories (implemented by the B-1 Downtown Business District and LB-1 Limited Business Downtown District), with increased density allowed with a special use permit. Specific limitations for density increases are not listed because they cannot address the unique characteristics of individual sites or housing types, nor the fact that some properties can support more density than others. All of these characteristics, as well as the quality of the building and site design and how they relate to the immediate surroundings and to the Downtown Planning Area as a whole need to be taken into consideration when ruling on the special use permit."

PCR #13-001: Revise Residential Density in the B-1 and LB-1 Districts

This case revises the B-1 Downtown Business District [Sec. 21-295] and the LB-1 Limited Business Downtown District [Secs. 21-250 and 21-254] to create a base residential density of 14 dwelling units per net acre, and allows the maximum density to be increased with a special use permit approved by City Council. These revisions include the following language to assist in the review of special use permits: “In addition to the criteria specified for special use permits in Sec. 21-42, city council shall consider the quality of the building and site design of the proposed development, and how the scale and character of the development relates to its immediate surroundings and to the downtown area as a whole.” Related changes are also proposed for the *Statement of Intent* [Sec. 21-246] and for front yard requirements [Sec. 21-252].

PCR #13-002: Revise Residential Density in the RDT District

This case revises the RDT Downtown Residential District [Secs. 21-240 and 21-245] to create a base residential density of 8 dwelling units per net acre, and allows the maximum density to be increased with a special use permit approved by City Council. This revision includes the following language to assist in the review of special use permits: “In addition to the criteria specified for special use permits in Sec. 21-42, city council shall consider the quality of the building and site design of the proposed development, and how the scale and character of the development relates to the surrounding neighborhoods in the area.”

SENIOR HOUSING

The 2013 Comprehensive Plan supports the provision of senior housing in the City. Element 5 in the Housing Plan in Chapter 8 is “Provide more senior housing.” The need for senior housing will increase as the City’s population ages, and provisions should be added to the Zoning Ordinance to allow the development of senior housing in appropriate locations and at appropriate densities, such as the Blayton Building site on Scotland Street.”

The Comprehensive Plan specifically recommends that a new definition for *Senior housing* should be created, replacing the existing definition for *Housing for the elderly and physically handicapped*. The Comprehensive Plan also recommends that to allow for future expansion of senior housing on the Blayton Building site (recommended for LB-1 zoning), provisions should be added to the LB-1 District to allow senior housing with reduced off-street parking requirements with a special use permit. This will continue the existing reduced parking requirement of one space for each two dwelling units for *Housing for the elderly and physically handicapped*.

PCR #13-003: New Provisions for Senior Housing

This case creates a new definition for *Senior housing*, adds *Senior housing* as a special use permit use in the LB-1 Limited Business Downtown District, and creates a reduced parking requirement for *Senior housing* (one space for each two dwelling units – the same as the existing requirement for *Housing for the elderly and physically handicapped*). The parking change is also proposed as part of the Downtown Parking District changes.

DOWNTOWN PARKING DISTRICT

The Downtown Parking District was established in 2001 and expanded in 2007, and is intended to allow the development of new businesses without requiring additional off-street parking. The Downtown Parking District is a successful regulatory tool that allowed the establishment of many businesses that would not have been allowed under the standard parking requirements, including: The Cooke Building, 755 Scotland Street (Brickhouse Tavern and one additional tenant space); Mad About Chocolate, 204 Armistead Avenue; Master Craftsman, 221 North Boundary Street; and DoG Street Pub, 401 West Duke of Gloucester Street.

The 2013 Comprehensive Plan recommends extending the Downtown Parking District to include the *Mixed Use* land use area on the west side of South Henry Street between Ireland Street and South Boundary Street (and adjacent to the P6 pay parking lot at the corner of South Henry and Ireland Street). The Downtown Parking District should also be extended to include the Blayton Building lot at 613 Scotland Street, also designated as a new *Mixed Use* land use area and two blocks from the Prince George Parking Garage.

In addition to extending the Downtown Parking District, several text revisions should be made:

- The District currently requires one off-street parking space for each dwelling unit located in the Downtown Parking District. A provision needs to be added for *senior housing*, requiring one off-street parking space for each two dwelling units - this is the same as the current requirement for *assisted housing for the elderly and physically handicapped* which will be deleted as a part of the senior housing revisions.
- The District now requires that no existing off-street parking spaces can be eliminated, and the proposed change deletes that restriction. This could allow the elimination of some existing spaces as part of a redevelopment project; however, one parking space for each dwelling unit is still required, as well as ½ space for each senior dwelling unit. It is unlikely that all existing off-street spaces would be eliminated, but removing the requirement that no existing parking can be eliminated will increase flexibility for new businesses in the Downtown Parking District.

PCR #13-004: Expand the Downtown Parking District

This case expands the Downtown Parking District to include the west side of South Henry Street between Ireland Street and South Boundary Street and the Blayton Building lot at 613 Scotland Street, both proposed to be rezoned to LB-1 Limited Business Downtown District. In addition, a parking requirement for senior housing is established at one space for each two dwelling units, and the requirement that existing off-street parking cannot be reduced has been eliminated.

SOUTH HENRY STREET REZONING – LB-3 TO LB-1

The 2013 Comprehensive Plan designates the west side of South Henry Street between Ireland Street and South Boundary Street as *Mixed Use* land use, to be implemented by the LB-1 Limited Business Downtown District. The Comprehensive Plan states that “This will match the *Mixed Use* area north of Merchants Square, and will allow additional flexibility for development and redevelopment in this two block area.” Retail and restaurant uses will be allowed in this area in addition to the office uses now permitted. The Plan also recommends that the Downtown Parking District be extended south to include this area, and this is proposed as PCR #13-004. In addition to the west side of South Henry Street, two properties on the east side of the street are included in the rezoning because they are currently zoned LB-3: the National Center for State Courts and Bicentennial Park.

PCR #13-005: Rezone South Henry Street between Ireland Street and South Boundary Street from LB-3 to LB-1

This case rezones approximately 14.3 acres on South Henry Street between Ireland Street and South Boundary Street from LB-3 Limited Business Residential District to LB-1 Limited Business Downtown District. The addresses included in this proposed change are 410-426 Ireland Street, 306-520 South Henry Street, 320 Court Street, 300 Newport Avenue, 438 & 440 Crump Lane and 517 South Boundary Street.

This land is designated by the 2013 Comprehensive Plan as *Mixed Use* land use (a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and increased density with a special use permit), Parks, Parkway and Recreation land use (facilities owned by the City or the federal government), and William and Mary land use (identifies the major holdings of the College of William and Mary). The proposed LB-1 Limited Business Downtown District allows a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and increased density with a special use permit.

SOUTH BOUNDARY STREET/NEWPORT AVENUE REZONING

The 2013 Comprehensive Plan designates the lot at the northeast corner of South Boundary Street and Newport Avenue as *High Density Multifamily Residential* land use, to be implemented by the RM-2 Multifamily Dwelling District. This is now zoned LB-3 Limited Business Residential District, and a duplex dwelling is located on the lot. The adjoining land use to the north is *High Density Multifamily Residential* land use, zoned RM-2. This change brings the zoning into compliance with the use of the property.

PCR #13-006: Rezone 319 South Boundary Street from LB-3 to RM-2

This case rezones 0.32 acres at 319 South Boundary Street from LB-3 Limited Business Residential District to RM-2 Multifamily Dwelling District. This land is designated by the 2013 Comprehensive Plan as *High Density Multifamily Residential* land use (a variety of residential uses with a maximum density of 14 dwelling units/net acre). The proposed RM-2 District allows a variety of residential uses with a maximum density of 14 dwelling units/net acre.

BLAYTON BUILDING LOT REZONING

The 2013 Comprehensive Plan designates the Blayton Building lot at 613 Scotland Street as *Mixed Use* land use, to be implemented by the LB-1 Limited Business Downtown District. The Comprehensive Plan states that “To help satisfy the need for senior housing, the Blayton Building lot should be designated *Mixed Use* land use, which allows a base density of 14 dwelling units/net acre, with increase density allowed if the scale and character of the project properly relates to the surrounding neighborhoods and the Downtown Planning Area. This also allows the option of a mixed use development on the property with senior housing as a major component. These new provisions will allow senior apartments at the Blayton Building to be expanded from the existing 38 dwelling units on the 3.87 net acre site.”

PCR #13-007: Rezone 613 Scotland Street (Blayton Building) from RDT and B-1 Conditional to LB-1

This case rezones approximately 4.36 acres at 613 Scotland Street (Blayton Building) from RDT Downtown Residential District and B-1 Downtown Business District Conditional to LB-1 Limited Business Downtown District and RS-2 Single-Family Dwelling District. This land is designated by the 2013 Comprehensive Plan as *Mixed Use* land use (a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and increased density with a special use permit) and *Parks, Parkway and Recreation* land use (facilities owned by the City or the federal government). The proposed LB-1 Limited Business Downtown District allows a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and increased density with a special use permit. The proposed RS-2 District allows single family detached dwellings and City-owned parks and playgrounds.

NORTH BOUNDARY STREET REZONING

The 2013 Comprehensive Plan designates the block bounded by North Boundary Street, Prince George Street, Armistead Avenue and Scotland Street as *Downtown Commercial* land use, except for the Kinnamon Townhouses, which are designated as *Mixed Use* land use. The *Downtown Commercial* land use is to be implemented by the B-1 Downtown Business District. The property at 218 and 220 North Boundary Street, between the Imperial Building and the Kinnamon Townhouses, is recommended for rezoning to B-1 as part of the initial implementation of the Plan. The property at 514 and 528 Scotland Street, in the block across from the Library, are recommended to be rezoned in conjunction with future development or redevelopment.

PCR #13-008: Rezone 218 and 220 North Boundary Street from LB-1 to B-1

This case rezones 0.35 acres at 218 and 220 North Boundary Street from LB-1 Limited Business Downtown District to B-1 Downtown Business District. This property is designated by the 2013 Comprehensive Plan as *Downtown Commercial* land use (a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and increased density with a special use permit). The proposed B-1 District allows a variety of business and residential uses with a base residential density of 14 dwelling units/net acre and additional density with a special use permit.

PLANNING COMMISSION PUBLIC HEARING

The Planning Commission public hearing on these cases is scheduled for the regular Planning Commission meeting on March 20.

A handwritten signature in black ink that reads "Reed T. Nester". The signature is written in a cursive style with a large initial 'R'.

Reed T. Nester, AICP
Planning Director

ORDINANCE #13-__
PROPOSED ORDINANCE #13-__

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,
ARTICLE III. DISTRICT REGULATIONS, DIVISION 6.1 LB-1 DISTRICT, AND
DIVISION 8 B-1 DISTRICT, PERTAINING TO RESIDENTIAL DENSITY
REQUIREMENTS
(PCR #13-001)**

These revisions to Chapter 21, Zoning, are recommended by the 2013 Williamsburg Comprehensive Plan, and are intended to promote the health, safety and general welfare of the public, and to carry out the purpose and intent of Chapter 21 as stated in Sec. 21-1.

BE IT ORDAINED that Chapter 21, Zoning, Article III, Division 6.1 Limited Business Downtown District LB-1, Secs. 21-246, 21-250, 21-252 and 21-254, and Article III. Division 8 Downtown Business District B-1, Sec. 21-295, shall be amended to read as follows:

ARTICLE III. DISTRICT REGULATIONS

DIVISION 6.1. LIMITED BUSINESS DOWNTOWN DISTRICT LB-1

Sec. 21-246. Statement of intent.

This district is established to allow a mixture of residential, office and commercial uses in the areas ~~north and south~~ of the B-1 Downtown Business District that ~~is~~ **are** designated by the Comprehensive Plan as Mixed Use land use area. ~~The uses allowed are planned for a lesser intensity than those in the B-1 District, and for this reason a floor area ratio and Residential yard requirements are imposed to help maintain the residential scale and character of the areas.~~ **Increased residential density and higher intensity uses such as parking garages may be allowed with the issuance of a special use permit.**

Sec. 21-250. Lot area/density.

The lot area and density requirements in the limited business downtown district LB-1 are as follows:

- (1) *Dwelling units:* There shall be a maximum density of ~~eight~~ **14** dwelling units per net acre, except that the maximum density may be increased to ~~14 units per net acre~~ with a special use permit approved by the city council in accordance with article II, division 4. ~~There shall be a maximum of 10 dwelling units allowed on an individual lot.~~ **In addition to the criteria specified for special use permits in Sec. 21-42, city council shall consider the quality of the building and site design of the proposed development, and how the scale and character of the development relates to its immediate surroundings and to the downtown area as a whole.** Net acreage shall be calculated based on existing land conditions, as specified in the following chart:

<i>Physical Land Unit</i>	<i>Percent Credited Toward Net Acreage</i>
Slopes less than 10%	100%
Slopes from 10% but less than 20%	70%
Slopes from 20% but less than 30%	50%
Slopes 30% or more	10%
100-year floodplains	0%
Wetlands	0%
Existing water features (bodies of water, drainage channels, streams, etc.)	0%
Above ground high voltage electric transmission line easements (69 kv or greater)	0%

(2) ~~[Reserved.]~~

(3) ~~(2)~~ Lot area for townhouses shall be regulated by section 21-244 21-254.

Sec. 21-252. Yards.

The yard requirements in the limited business downtown district LB-1 are as follows:

- (1) Front.
 - a. For lots fronting on Lafayette Street, there shall be a front yard of not less than 15 feet.
 - b. For lots fronting on North Boundary Street between Lafayette Street and Scotland Street, there shall be a front yard of not less than ten feet.
 - c. For lots fronting on North Boundary Street between Scotland Street and Prince George Street, there shall be a front yard of not less than 15 feet.
 - d. For lots fronting on Scotland Street between North Boundary and North Henry Streets, there shall be a front yard of not less than 35 feet.
 - e. For lots fronting on Scotland Street between Armistead Avenue and North Boundary Street, there shall be a front yard of not less than 15 feet.
 - f. For lots fronting on Armistead Avenue, there shall be a front yard of not less than 25 feet.
 - g. For lots fronting on North Henry Street, there shall be a front yard of not less than 25 feet.
 - h. For lots fronting on South Henry Street, there shall be a front yard of not less than 25 feet.
 - i. For lots fronting on Ireland Street, there shall be a front yard of not less than 15 feet.
 - j. For lots fronting on Crump Lane, there shall be a front yard of not less than 25 feet.
 - k. For lots fronting on Newport Avenue, there shall be a front yard of not less than 25 feet.
 - h- l. For lots fronting on driveways abutting the Northington Green, no front yard shall be required.

- i. ~~m.~~ When a lot has a double frontage, front yards shall be provided on both streets, subject to such reductions as may be allowed under subsection 21-252(1)a. above.
- j. ~~n.~~ No accessory building shall be located in a front yard.
- k. ~~o.~~ Parking shall be prohibited in a front yard.

Sec. 21-254. Regulations for townhouses.

The regulations for townhouses in the limited business downtown district LB-1 are as follows:

(1) *Density.*

- a. The density of a townhouse development shall not exceed ~~eight~~ **14** townhouses per net acre, except that the maximum density may be increased to ~~14 units per net acre~~ with a special use permit approved by the city council in accordance with article II, division 4. In addition to the criteria specified for special use permits in Sec. 21-42, city council shall consider the quality of the building and site design of the proposed development, and how the scale and character of the development relates to its immediate surroundings and to the downtown area as a whole. Net acreage shall be calculated based on existing land conditions, as specified in the following chart:

<i>Physical Land Unit</i>	<i>Percent Credited Toward Net Acreage</i>
Slopes less than 10%	100%
Slopes from 10% but less than 20%	70%
Slopes from 20% but less than 30%	50%
Slopes 30% or more	10%
100-year floodplains	0%
Wetlands	0%
Existing water features (bodies of water, drainage channels, streams, etc.)	0%
Above ground high voltage electric transmission line easements (69 kv or greater)	0%

- b. There shall be no minimum lot area required for an individual townhouse lot.

DIVISION 8. DOWNTOWN BUSINESS DISTRICT B-1

Sec. 21-295. Lot area/density.

The lot area and density requirements in the downtown business district B-1 are as follows:

- (1) *Dwelling units:* There shall be a maximum density of 14 dwelling units per net acre, except that the maximum density may be increased with a special use permit approved by the city council in accordance with article II, division 4. In addition to the criteria specified for special use permits in Sec. 21-42, city council shall consider the quality of the building and site design of the proposed development, and how the scale and character of the development relates to its immediate surroundings and to the downtown area as a whole. ~~A maximum of ten dwelling units shall be allowed on an individual lot.~~ Net acreage shall be calculated based on existing land conditions, as specified in the following chart:

<i>Physical Land Unit</i>	<i>Percent Credited Toward Net Acreage</i>
Slopes less than 10%	100%
Slopes from 10% but less than 20%	70%
Slopes from 20% but less than 30%	50%
Slopes 30% or more	10%
100-year floodplains	0%
Wetlands	0%
Existing water features (bodies of water, drainage channels, streams, etc.)	0%
Above ground high voltage electric transmission line easements (69 kv or greater)	0%

- (2) *Other uses:* For all other uses, there shall be no minimum lot area required.

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted: _____

Clyde A. Haulman, Mayor

Attest: _____
Donna Scott, City Council Clerk

ORDINANCE #13-__
PROPOSED ORDINANCE #13-__

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,
ARTICLE III. DISTRICT REGULATIONS, DIVISION 6 RDT DISTRICT,
PERTAINING TO RESIDENTIAL DENSITY REQUIREMENTS
(PCR #13-002)**

These revisions to Chapter 21, Zoning, are recommended by the 2013 Williamsburg Comprehensive Plan, and are intended to promote the health, safety and general welfare of the public, and to carry out the purpose and intent of Chapter 21 as stated in Sec. 21-1.

BE IT ORDAINED that Chapter 21, Zoning, Article III, Division 6, Downtown Residential District RDT, Secs. 21-240 and 21-245 shall be amended to read as follows:

ARTICLE III. DISTRICT REGULATIONS

DIVISION 6. DOWNTOWN RESIDENTIAL DISTRICT RDT

Sec. 21-240. Lot area/density.

The lot area and density requirements in the downtown residential district RDT are as follows:

- (1) *Dwelling units:* There shall be a maximum density of eight dwelling units per net acre, except that the maximum density may be increased up to 14 units per net acre with a special use permit approved by the city council in accordance with article II, division 4. In addition to the criteria specified for special use permits in Sec. 21-42, city council shall consider the quality of the building and site design of the proposed development, and how the scale and character of the development relates to the surrounding neighborhoods in the area. Net acreage shall be calculated based on existing land conditions, as specified in the following chart:

<i>Physical Land Unit</i>	<i>Percent Credited Toward Net Acreage</i>
Slopes less than 10%	100%
Slopes from 10% but less than 20%	70%
Slopes from 20% but less than 30%	50%
Slopes 30% or more	10%
100-year floodplains	0%
Wetlands	0%
Existing water features (bodies of water, drainage channels, streams, etc.)	0%
Above ground high voltage electric transmission line easements (69 kv or greater)	0%

- (2) *Other uses:* For all other uses, there shall be a minimum lot area of 10,000 square feet.
- (3) Lot area for townhouses shall be regulated by section 21-245

Sec. 21-245. Regulations for townhouses.

The regulations for townhouses in the downtown residential district RDT are as follows:

(1) *Density.*

- a. The density of a townhouse development shall not exceed eight townhouses per net acre, except that the maximum density may be increased up to 14 units per net acre with a special use permit approved by the city council in accordance with article II, division 4. In addition to the criteria specified for special use permits in Sec. 21-42, city council shall consider the quality of the building and site design of the proposed development, and how the scale and character of the development relates to the surrounding neighborhoods in the area. Net acreage shall be calculated based on existing land conditions, as specified in the following chart:

<i>Physical Land Unit</i>	<i>Percent Credited Toward Net Acreage</i>
Slopes less than 10%	100%
Slopes from 10% but less than 20%	70%
Slopes from 20% but less than 30%	50%
Slopes 30% or more	10%
100-year floodplains	0%
Wetlands	0%
Existing water features (bodies of water, drainage channels, streams, etc.)	0%
Above ground high voltage electric transmission line easements (69 kv or greater)	0%

- b. There shall be no minimum lot area required for an individual townhouse lot.

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted: _____

Clyde A. Haulman, Mayor

Attest: _____
Donna Scott, City Council Clerk

ORDINANCE #13-__
PROPOSED ORDINANCE #13-__

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,
ARTICLE I. IN GENERAL, SEC. 1-2. DEFINITIONS, AND
ARTICLE III. DISTRICT REGULATIONS, DIVISION 6.1. LB-1 DISTRICT, AND
ARTICLE V. PARKING, ALL PERTAINING TO SENIOR HOUSING
(PCR #13-003)**

These revisions to Chapter 21, Zoning, are recommended by the 2013 Williamsburg Comprehensive Plan, and are intended to promote the health, safety and general welfare of the public, and to carry out the purpose and intent of Chapter 21 as stated in Sec. 21-1.

BE IT ORDAINED that Chapter 21, Zoning, Article III, Division 6, Downtown Residential District RDT, Secs. 21-240 and 21-245 shall be amended to read as follows:

ARTICLE 1. IN GENERAL

Sec. 21-2. DEFINITIONS

~~Housing for the elderly and physically handicapped means federal, state or locally supported housing provided by a public authority or nonprofit sponsors. Occupants must be 62 years of age or older, or, if physically handicapped, must be able to live independently.~~

Senior housing means:

- (1) Housing provided under any state or federal program that is specifically designed and operated to assist elderly or disabled persons, as defined in the state or federal program; or
- (2) Housing for persons 62 years of age or older, or for the disabled, provided that an enforceable regulatory agreement exists to assure the continued operation of the housing for its intended use.
- (3) Assisted living facilities and nursing homes are excluded from this definition.

ARTICLE III. DISTRICT REGULATIONS

DIVISION 6.1 LIMITED BUSINESS RESIDENTIAL DISTRICT LB-1

Sec. 21-249. Uses permitted with special use permit.

Uses permitted in the limited business downtown district LB-1 with a special use permit approved by the city council in accordance with article II, division 2, are as follows:

- (1) Senior housing, as defined.
- (4) (2) Uses in buildings with a gross floor area exceeding 10,000 square feet per building:
 - a. Bake shops.
 - b. Banks and financial institutions.
 - c. Offices.
 - d. Restaurants, but drive-thru windows shall be prohibited.
 - e. Retail sales establishments.

- (2) (3) Hotels/motels and timeshare units with ten or less bedrooms.
- (2.1) (4) Lighted athletic fields owned and/or operated by the City of Williamsburg.
- (3) (5) Parking lots and parking garages.
- (4) [Reserved.]
- (5) (6) Public or private elementary, middle and high schools, colleges and universities; and including temporary classroom facilities when accessory to and on the same lot as a school located in a permanent building.

ARTICLE V. PARKING

Sec. 21-707. Amount of off-street parking required.

The off-street parking required by this article shall be provided and maintained on the basis of the following table, except as otherwise provided in this article:

	Use Type	Required Parking Spaces
(a)	<i>Residential uses:</i>	
	(5) Housing for the elderly and physically handicapped Senior housing, as defined	1 for each 2 dwelling units

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted: _____

Clyde A. Haulman, Mayor

Attest: _____
Donna Scott, City Council Clerk

ORDINANCE #13-__
PROPOSED ORDINANCE #13-__

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,
RTICLE V. PARKING, SEC. 21-710, DOWNTOWN PARKING DISTRICT
(PCR #13-004)**

These revisions to Chapter 21, Zoning, are recommended by the 2013 Williamsburg Comprehensive Plan, and are intended to promote the health, safety and general welfare of the public, and to carry out the purpose and intent of Chapter 21 as stated in Sec. 21-1.

BE IT ORDAINED that Chapter 21, Zoning, Article III, Division 6.1 Limited Business Downtown District LB-1, Secs. 21-250 and 21-254, and Article III. Division 8 Downtown Business District B-1, Sec. 21-295, shall be amended to read as follows:

ARTICLE V. PARKING

Sec. 21-710. Downtown parking district.

(a) A downtown parking district is established to recognize the special character of the downtown business area, and the location of public parking facilities within the district. It is the intent of this section to establish special parking requirements appropriate to the unique character of the downtown parking district.

(b) The boundaries of the downtown parking district are delineated on the official Downtown Parking District map, adopted on ~~June 14, 2007~~ [insert adoption date]. The official Downtown Parking District map, and all notations, references and other information shown thereon, is a part of this article, and has the same force and effect as if the official Downtown Parking District map were fully set forth or described in this article.

(c) No off-street parking shall be required for non-residential uses located in downtown parking district.

(d) One off-street parking space shall be required for each dwelling unit located in the downtown parking district, except that for senior housing, as defined, one off-street parking space shall be required for each two dwelling units. These spaces shall be reserved for the use of the residential dwelling units.

~~(e) Existing parking lots in Downtown Parking District Section A. Parking lots existing on October 11, 2001 in Section A of the Downtown Parking District shall not have their parking spaces reduced to less than the number of parking spaces existing on October 11, 2001, except as follows:~~

- ~~(1) Parking lots existing on October 11, 2001 may have their number of parking spaces reduced below the number of parking spaces existing on October 11, 2001 if those spaces are replaced in another parking lot or lots in the Downtown Parking District (Section A or Section B) under the same ownership or control. The replacement spaces shall not have~~

~~existed on or before October 11, 2001 in Section A, or on or before June 14, 2007 in Section B.~~

~~(f) Existing parking lots in Downtown Parking District Section B. Parking lots existing on June 14, 2007 in Section B of the Downtown Parking District shall not have their parking spaces reduced to less than the number of parking spaces existing on June 14, 2007, except as follows:~~

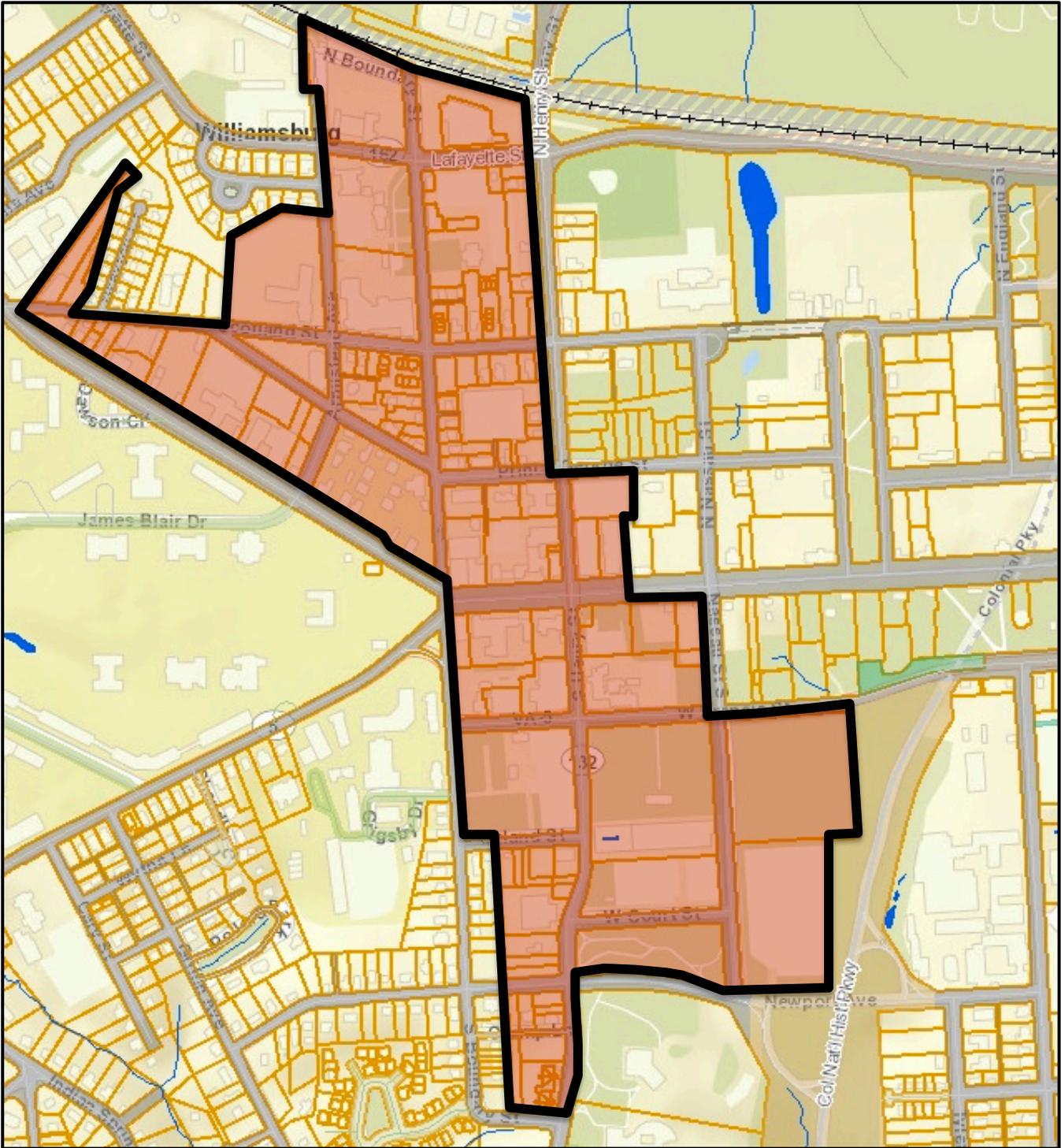
- ~~(1) Parking lots existing on June 14, 2007 may have their number of parking spaces reduced below the number of parking spaces existing on June 14, 2007 if those spaces are replaced in another parking lot or lots in the Downtown Parking District (Section A or Section B) under the same ownership or control. The replacement spaces shall not have existed on or before October 11, 2001 in Section A, or on or before June 14, 2007 in Section B.~~

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted: _____

Clyde A. Haulman, Mayor

Attest: _____
Donna Scott, City Council Clerk



DOWNTOWN PLANNING DISTRICT MAP
[insert adoption date of ordinance**]**

[PC\PCR\2013\13-004OD1]

ORDINANCE #13-__
PROPOSED ORDINANCE #13-__

AN ORDINANCE TO REZONE APPROXIMATELY 14.3 ACRES ALONG SOUTH HENRY STREET BETWEEN IRELAND STREET AND SOUTH BOUNDARY STREET FROM LB-3 LIMITED BUSINESS RESIDENTIAL DISTRICT TO LB-1 LIMITED BUSINESS DOWNTOWN DISTRICT (PCR #13-005)

WHEREAS, this rezoning is recommended by the 2013 Williamsburg Comprehensive Plan and carries out the purpose and intent of Chapter 21, Zoning, as stated in Sec. 21-1, Purpose and Intent; and

WHEREAS, it has been determined by City Council that the general welfare of the City of Williamsburg would be served by rezoning approximately 14.3 acres located along South Henry Street between Ireland Street and South Boundary Street from LB-3 Limited Business Residential District to LB-1 Limited Business Downtown District.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Williamsburg that the Official Zoning Map of the City of Williamsburg, Virginia be amended by rezoning approximately 14.3 acres along South Henry Street from LB-3 Limited Business Residential District to LB-1 Limited Business Downtown District (410-426 Ireland Street, 306-520 South Henry Street, 320 Court Street, 300 Newport Avenue, 438 & 440 Crump Lane, and 517 South Boundary Street). These properties are identified as Williamsburg Tax Map Nos. 495-0A-00-030>032, 495-0A-00-033>035, 495-0A-00-037, 495-0A-00-046>048, 495-0A-00-53>59, 495-19-00-512>520, 496-01-00-A>B, and 496-0A-00-020; and are further described on Exhibit A (attached hereto).

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted: _____

Clyde A. Haulman, Mayor

Attest: _____
Donna Scott, City Council Clerk

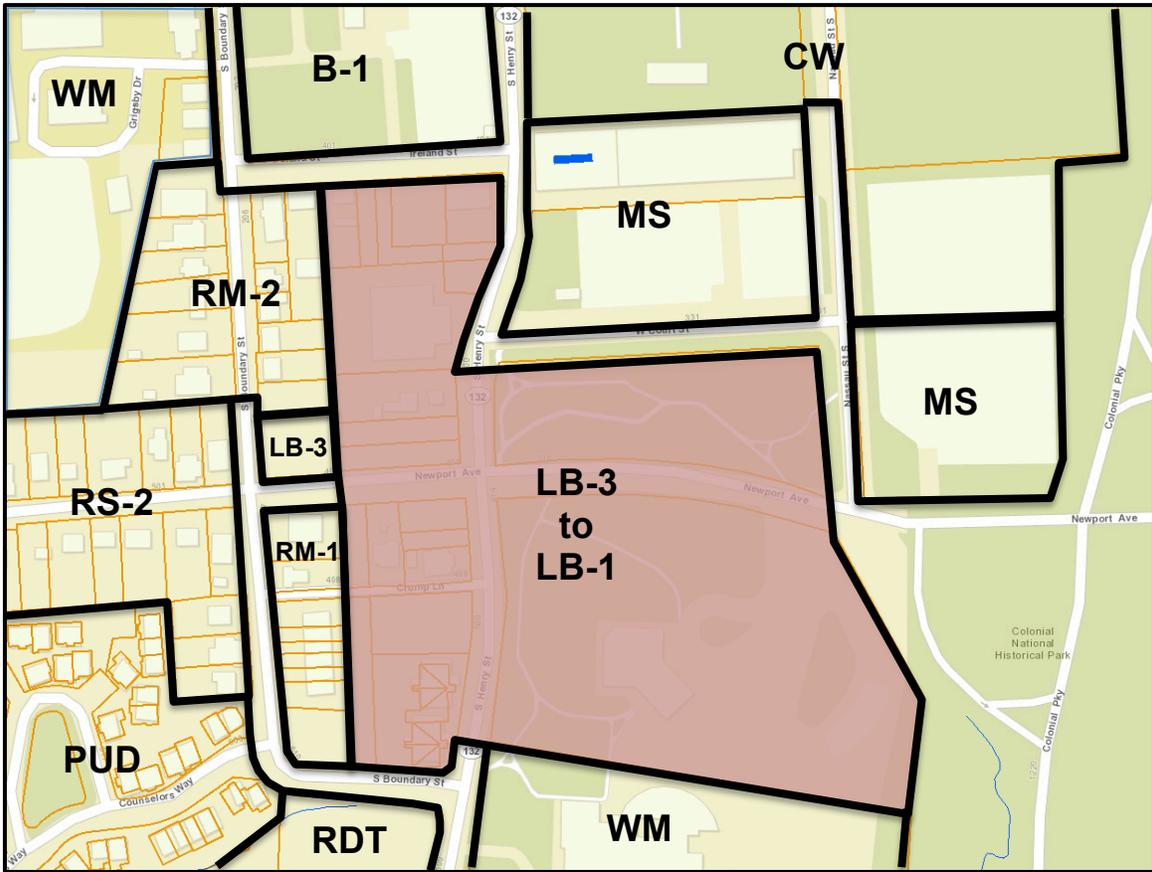


Exhibit A

ORDINANCE #13-__
PROPOSED ORDINANCE #13-__

**AN ORDINANCE TO REZONE 0.32 ACRES AT 319 SOUTH BOUNDARY STREET
FROM LB-3 LIMITED BUSINESS RESIDENTIAL DISTRICT RM-2 MULTIFAMILY
DWELLING DISTRICT
(PCR #13-006)**

WHEREAS, this rezoning is recommended by the 2013 Williamsburg Comprehensive Plan and carries out the purpose and intent of Chapter 21, Zoning, as stated in Sec. 21-1, Purpose and Intent; and

WHEREAS, it has been determined by City Council that the general welfare of the City of Williamsburg would be served by rezoning 0.32 acres located at 319 South Boundary Street from LB-3 Limited Business Residential District to RM-2 Multifamily Dwelling District.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Williamsburg that the Official Zoning Map of the City of Williamsburg, Virginia be amended by rezoning 0.32 acres at 319 South Boundary Street from LB-3 Limited Business Residential District to RM-2 Multifamily Dwelling District. This property is identified as Williamsburg Tax Map No. 495-0A-00-045, and is further described on Exhibit A (attached hereto).

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted: _____

Clyde A. Haulman, Mayor

Attest: _____
Donna Scott, City Council Clerk

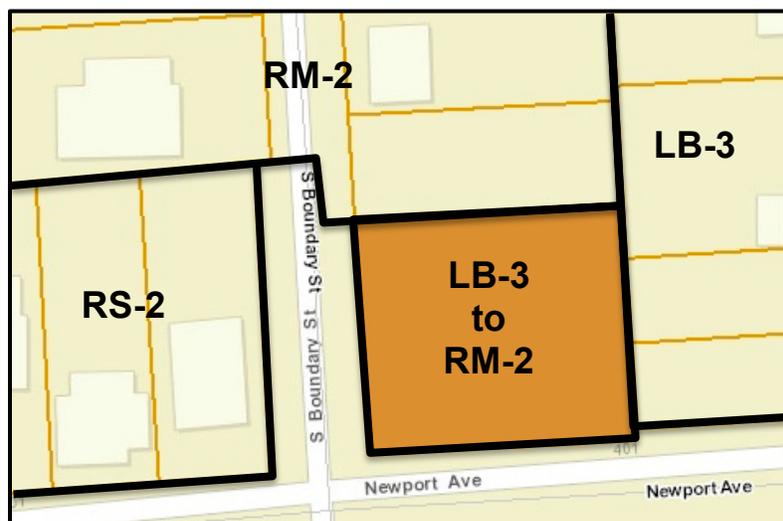


Exhibit A

ORDINANCE #13-__
PROPOSED ORDINANCE #13-__

**AN ORDINANCE TO REZONE APPROXIMATELY 4.36 ACRES AT
613 SCOTLAND STREET (BLAYTON BUILDING) FROM RDT DOWNTOWN
RESIDENTIAL DISTRICT AND B-1 DOWNTOWN BUSINESS DISTRICT
CONDITIONAL TO LB-1 LIMITED BUSINESS DOWNTOWN DISTRICT AND RS-2
SINGLE-FAMILY DWELLING DISTRICT
(PCR #13-007)**

WHEREAS, this rezoning is recommended by the 2013 Williamsburg Comprehensive Plan and carries out the purpose and intent of Chapter 21, Zoning, as stated in Sec. 21-1, Purpose and Intent; and

WHEREAS, it has been determined by City Council that the general welfare of the City of Williamsburg would be served by rezoning approximately 4.36 acres located at 613 Scotland Street (Blayton Building) from RDT Downtown Residential District and B-1 Downtown Business District Conditional to LB-1 Limited Business Downtown District and RS-2 Single-Family Dwelling District.

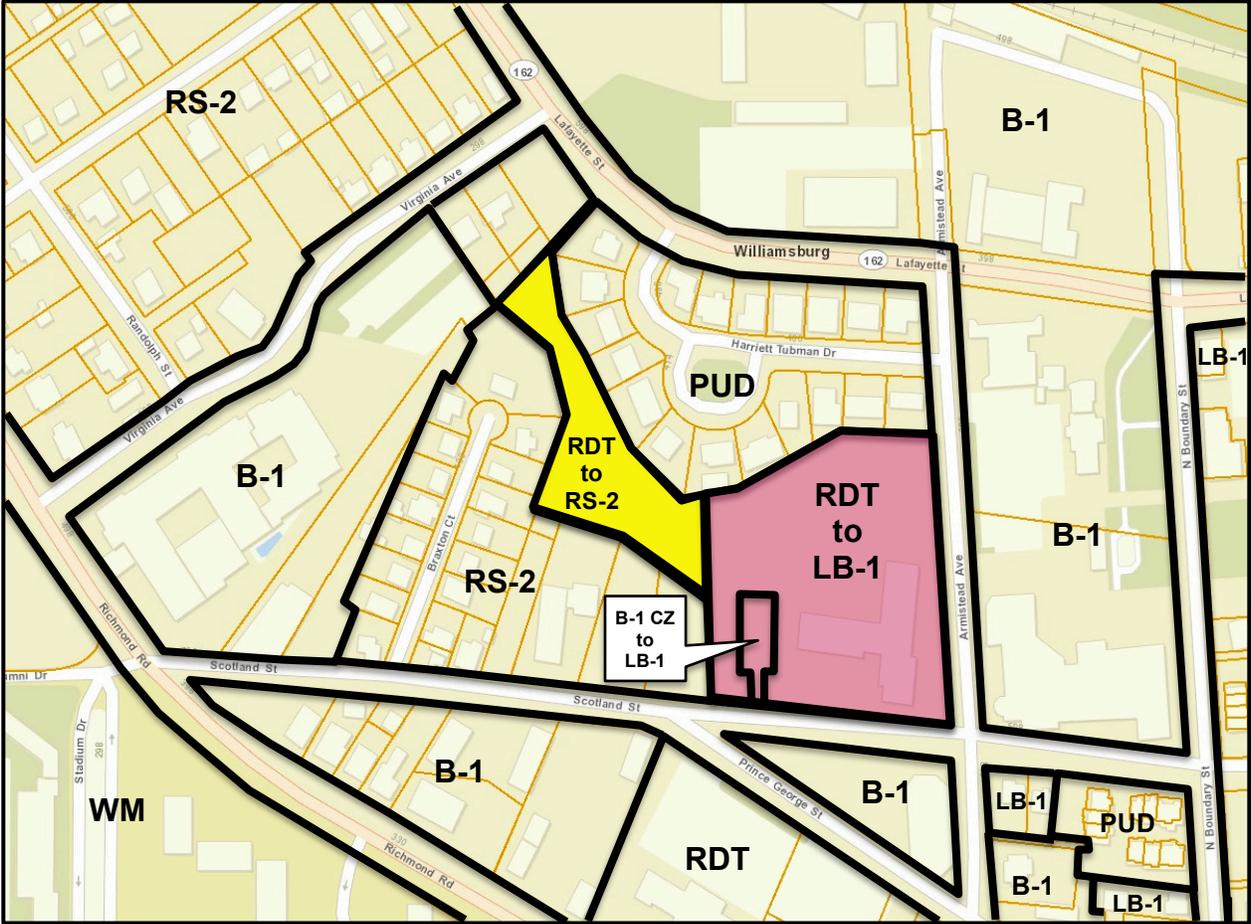
NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Williamsburg that the Official Zoning Map of the City of Williamsburg, Virginia be amended by rezoning approximately 4.36 acres located at 613 Scotland Street (Blayton Building) from RDT Downtown Residential District and B-1 Downtown Business District Conditional to LB-1 Limited Business Downtown District and RS-2 Single-Family Dwelling District. This property is identified as Williamsburg Tax Map No. 465-0A-00-004; and is further described on Exhibit A (attached hereto).

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted: _____

Clyde A. Haulman, Mayor

Attest: _____
Donna Scott, City Council Clerk



ORDINANCE #13-__
PROPOSED ORDINANCE #13-__

AN ORDINANCE TO REZONE 0.35 ACRES AT 218 AND 220 NORTH BOUNDARY STREET FROM LB-1 LIMITED BUSINESS DOWNTOWN DISTRICT TO B-1 DOWNTOWN BUSINESS DISTRICT (PCR #13-008)

WHEREAS, this rezoning is recommended by the 2013 Williamsburg Comprehensive Plan and carries out the purpose and intent of Chapter 21, Zoning, as stated in Sec. 21-1, Purpose and Intent; and

WHEREAS, it has been determined by City Council that the general welfare of the City of Williamsburg would be served by rezoning 0.35 acres located at 218 and 220 North Boundary Street from LB-1 Limited Business Downtown District to B-1 Downtown Business District.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Williamsburg that the Official Zoning Map of the City of Williamsburg, Virginia be amended by rezoning 0.35 acres at 218 and 220 North Boundary Street from LB-1 Limited Business Downtown District to B-1 Downtown Business District. This property is identified as Williamsburg Tax Map No. 465-0A-00-030>031, and is further described on Exhibit A (attached hereto).

EXCEPT, as here amended, the Williamsburg Code shall remain unchanged.

Adopted: _____

Clyde A. Haulman, Mayor

Attest: _____
Donna Scott, City Council Clerk

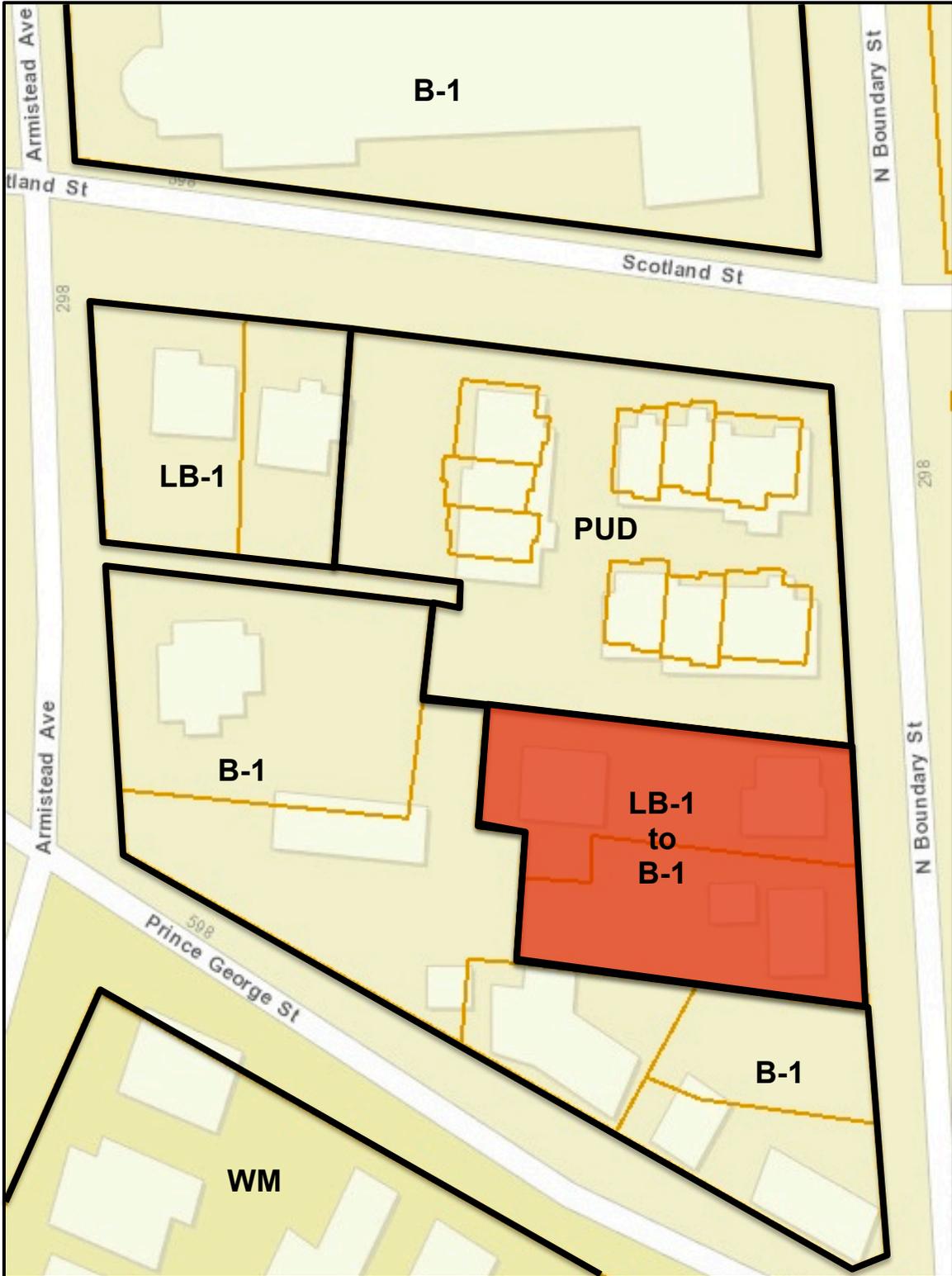


Exhibit A