



**PUBLIC NOTICE
WILLIAMSBURG CITY COUNCIL**

The Williamsburg City Council will hold a public hearing on Thursday, October 10, 2013, 2:00 p.m. in the Stryker Building, 412 North Boundary Street, to consider the following:

PCR #13-029: Revision of the City of Williamsburg Design Review Guidelines and associated changes to the Official Zoning Map – Architectural Review Districts. The Design Review Guidelines provide guidance to the Architectural Review Board and to property owners in the Architectural Preservation and Corridor Protection Districts. The complete draft of the Design Review Guidelines is available at www.williamsburgva.gov/DRG2013. In conjunction with this revision, three changes are proposed to the Architectural Review District map: the Crispus Attucks Subdivision (400-422 Harriet Tubman Drive) is proposed to be changed from Architectural Preservation AP-2 District to the Architectural Preservation AP-3 District, properties along Richmond Road in the Arts and Cultural District [727portion-1220, 12,23, 1233, 1233A, 1305 and 1307 Richmond Road] and 107 Matoaka Court are proposed to be changed from Corridor Protection CP District to Architectural Preservation AP-3 District, and properties at 1209 and 1229 Lafayette Street are proposed to be changed from Architectural Preservation AP-3 District to Corridor Protection CP District.

PCR #13-031: Amend the Zoning Ordinance by revising the regulations for visual obstruction on corner lots [Sec. 21-612]. The proposed regulation will be based on the actual physical characteristics of the intersection.

Additional information is available at www.williamsburgva.gov/publicnotice or at the Planning Department [(757) 220-6130], 401 Lafayette Street. Interested citizens are invited to attend this hearing and present their comments to the Council.

If you are disabled and need accommodation in order to participate in the public hearing, please call the City Manager's office at (757) 220-6100, (TTY) 220-6108, no later than 12:00 noon, Thursday, October 3, 2013.

Donna F. Scott
City Council Clerk



CITY OF WILLIAMSBURG

MEMORANDUM

DATE: September 23, 2013

SUBJECT: PCR #13-029
Design Review Guidelines Update

The Architectural Review Board started the process on March 5 with a public hearing. Seven citizens provided comments on the current *Design Review Guidelines*. After that meeting, staff and the Architectural Review Board spent four months updating the guidelines. A second public hearing on the proposed draft was held by the Architectural Review Board on August 8 and two individuals spoke on the draft.

Each chapter has been revised and updated as follows:

- Chapter I Executive Summary** – Minor wording changes
- Chapter II Aesthetic Objectives** – Minor wording changes
- Chapter III Inventory of Architectural Styles** – Minor wording changes and updated pictures
- Chapter IV Design Review Districts** – Updated wording and map. The paragraph that indicates the number of buildings in the **Architectural Preservation Districts** has been modified and the building types list has been updated on Page 2.
- Chapter V Architectural Preservation Districts** – This chapter has been completely revised with new wording, pictures and mapping. The separate districts (**AP-1**, **AP-2** and **AP-3**) have been broken down into existing buildings and new buildings with specific requirements and materials for each section. Each district has a map at the end which outlines that district only to visually understand the boundaries of each district.
 - **AP-1** contains the Colonial Williamsburg Historic Area, areas adjacent to the Historic Area, the old campus of William and Mary, and the National Register of Historic Districts of Pollard Park and Chandler Court.

- **AP-2** surrounds **AP-1** and contains the older neighborhoods such as College Terrace, Burns Lane, Indian Springs, West Williamsburg and Capitol Landing Road. This District allows more flexibility in materials for new construction.
- **AP-3** contains post World War II Colonial Revival and more modern style dwellings such as those located in Pinecrest, Capitol Court, Crispus Attucks and West Williamsburg Heights (including all of the Arts and Cultural District). The Board determined that a new district was not necessary for the Arts and Cultural District when the main difference would be colors allowed for building and signage. The size and type of signage allowed is regulated by the Zoning Ordinance, and it is planned to update the sign regulations later this year. The Board also recommends that Crispus Attucks subdivision be changed from **AP-2** to **AP-3** to allow more flexibility for this new subdivision. **AP-3** is the least restrictive and allows more flexibility in materials.

The new Benjamin Moore Williamsburg colors have been included in this rewrite.

Chapter VI Corridor Protection District – This chapter has been completely rewritten to include specific requirements for Commercial and Residential buildings. A common comment from users was that this chapter was written for commercial buildings when in fact several residential areas are located in the **Corridor Protection District**. Therefore it was broken into two areas to simplify specific requirements between residential and commercial properties. All pictures and maps have been updated. The new Benjamin Moore Williamsburg colors have been included in this update.

Chapter VII Signs – This chapter was also completely rewritten to include new pictures, approved colors and the Arts and Cultural Sign District has been added to reflect the new district in the Zoning Ordinance. Sign colors have been updated from the Avery 900 Supercast Color Palette to include opaque and translucent colors. Additional colors have been added from the current ***Design Review Guidelines***.

Chapter VIII Awnings – This chapter has some minor wording changes.

Chapter IX Rehabilitation – This chapter has some changes to simplify wording.

Chapter X Relocation - This chapter has some changes to simplify wording.

Chapter XI Demolition – This chapter has minor wording changes.

Chapter XII Appendix – Appendix 1 was updated to include changes that occurred since the last update, including the Merchants Square and Resorts Historic District that is listed on the National Register of Historic Places. Names and dates were updated to reflect current information.

Appendix 2 is has been rearranged to reflect Neighborhoods as listed in the Comprehensive Plan with the date of construction, name of the building and type of building if known. All buildings located in each neighborhood have been listed with buildings over 50 years of age highlighted in **bold**. All buildings have been included to give a better sense of how each neighborhood has developed over time.

Appendices 3, 4, 5, 6 and 7 had some minor wording changes.

Chapter XII Bibliography – Minor updating.

Zoning Map It is proposed to amend the *Official Zoning Map Part 2 of 3: Architectural Review Districts* to change of Crispus Attucks Subdivision from AP-2 to AP-3 and to consolidate the Arts and Cultural District into one AP-3 District instead of a combination of AP-3 and CP.

STAFF RECOMMENDATION

Staff recommends that the Architectural Review Board recommend to Planning Commission and City Council approval of the revised ***Design Review Guidelines*** and the changes to the Architectural Preservation District that are outlined in the attached ordinance.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION

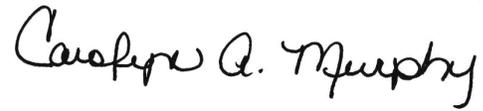
The Architectural Review Board at their regular meeting on August 27 recommended that Planning Commission and City Council approve the revised ***Design Review Guidelines*** and the changes to the Architectural Preservation District that are outlined in the attached ordinance.

PLANNING COMMISSION RECOMMENDATION

Planning Commission held a public hearing on September 18. No one spoke at the public hearing. Following the public hearing, Planning Commission recommended to City Council, by a vote of 6-0, that the revised ***Design Review Guidelines*** and the changes to the Architectural Preservation District be approved as outlined in the attached ordinance.

CITY COUNCIL PUBLIC HEARING

The City Council public hearing on this case is scheduled for October 10 at 2:00 p.m. in the Council Chamber at the Stryker Building, 412 North Boundary Street.

A handwritten signature in black ink that reads "Carolyn A. Murphy". The signature is written in a cursive, flowing style.

Carolyn A. Murphy, AICP
Deputy Planning Director

ORDINANCE #13-__
PROPOSED ORDINANCE #13-__

AN ORDINANCE
AMENDING THE CODE OF THE CITY OF WILLIAMSBURG,
CHAPTER 21, ZONING, ARTICLE IX. ARCHITECTURAL REVIEW, SECS. 21-851 AND
21-852, PERTAINING TO BOUNDARIES OF THE ARCHITECTURAL REVIEW
DISTRICTS
(PCR #13-029)

These revisions to Chapter 21, Zoning, 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 IX. Architectural Review, Secs. 21-851 and 21-852, Architectural preservation district AP and Corridor Protection district CP, is hereby amended to read as follows:

ARTICLE IX. ARCHITECTURAL REVIEW

Sec. 21-851. Architectural preservation district AP.

- (a) *Statement of intent.* The architectural preservation district is established to preserve, protect, enhance and maintain the architectural excellence and historic importance of the Colonial Williamsburg historic area, and to recognize other areas of the city having historic, architectural and cultural significance. These regulations are intended to create an atmosphere for compatible future growth, to prevent the intrusion of adverse environmental influences, to ensure that new structures and uses will be in keeping with the character of the district, and to encourage a diversity of architectural style.
- (b) *Boundaries.* The boundaries of the architectural preservation district are delineated as an overlay district on the official zoning map adopted on August 9, 2012 and amended on [insert adoption date of ordinance]. The architectural preservation district is subdivided into three sub-areas that relate to design review guidelines (AP-1, AP-2, AP-3).

Sec. 21-852. Corridor protection district CP.

- (a) *Statement of intent.* The corridor protection district is established to protect and enhance the historic character of the Colonial Williamsburg historic area and the architectural preservation district by ensuring that the major access corridors to these areas are developed and maintained in a harmonious and compatible manner. This district is also intended to encourage the improvement of the architectural and visual character of these major corridors, and to encourage a diversity of architectural style that is compatible with the character of the architectural preservation district.
- (b) *Boundaries.* The boundaries of the corridor protection district are delineated as an overlay district on the official zoning map adopted on August 9, 2012 and amended on [insert adoption date of ordinance].



City of Williamsburg, Virginia

Architectural Preservation and Protection Districts

ARB Districts

- AP-1 Architectural Preservation District
- AP-2 Architectural Preservation District
- AP-3 Architectural Preservation District
- CP Corridor Protection District

Official Zoning Map
Part 2 of 3: Architectural Review Districts

Map set contains:
 Sheet 1: Zoning Districts
 Sheet 2: Architectural Review Districts
 Sheet 3: Archaeological Review Districts

Scale: 1:28,800 (1 in = 2400 ft)
 Source: CityGDB...Mapping\Planning\Zoning\Zoning2-28800B.mxd
 Last Edit: 1/23/2013
 Plot Date: 8/20/2013
THIS MAP IS NOT A LEGAL PLAT.
 It is not suitable for detailed site planning and should be used for information purposes only.



Adopted by City Council on			
Amendments		Amendments	
Ord. No	Date	Ord. No	Date
12-15	08/09/12		

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

Adopted: _____

 Clyde A. Haulman, Mayor

 Donna Scott, City Council Clerk



CITY OF WILLIAMSBURG

MEMORANDUM

DATE: September 19, 2013

SUBJECT: PCR 13-031

Amend the Zoning Ordinance by revising the Visual Obstruction regulations [Sec. 21-612]

Section 21-612 of the Zoning Ordinance regulates visual obstructions on street corners for specified zoning districts. These regulations, which have been in place since 1991, are based on a “visibility triangle” that is the same throughout the City regardless of traffic speed, grades and type of traffic control used as the intersection. In order to have a regulation that is based more closely on the actual physical characteristics of an intersection, a revision is proposed that is tied into standards of the Association of State Highway and Transportation Officials (AASHTO). This is a less arbitrary regulation that is based on the actual characteristics of the intersection. It also allows the Zoning Administrator to make an exception, if justified, after consultation with the City Engineer.

The present standard allows no visual obstructions between three and eight feet above the street grade in a “visibility triangle” defined as being 30 feet from the point of intersection. The proposed standard creates a “clear site triangle” based on standards of the AASHTO, and takes into consideration the site-specific design speed of the intersecting roadways, roadway grades, and the type of traffic control used at the intersection. This standard is more fully detailed in the attached ordinance. This standard will not apply to the B-1, LB-1, PDC, WM and PUD Districts, as is the case with the present regulation.

STAFF RECOMMENDATION

Staff recommends that Planning Commission recommend to City Council that the Visual Obstruction section of the Zoning Ordinance [Sec. 21-612] be approved as detailed in the attached ordinance.

PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended, by a 7-0 vote, that City Council amend the Visual Obstruction section of the Zoning Ordinance [Sec. 21-612] as detailed in the attached ordinance.

Reed T. Nester, AICP
Planning Director

ORDINANCE #13-__
PROPOSED ORDINANCE #13-__

**AN ORDINANCE AMENDING CHAPTER 21, ZONING,
ARTICLE IV. SUPPLEMENTAL DISTRICT REGULATIONS,
SEC. 21-612 VISUAL OBSTRUCTION
(PCR #13-031)**

These revisions to Chapter 21, Zoning, 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 IV, Supplemental District Regulations, Sec. 21-612. Visual Obstruction shall be amended to read as follows:

ARTICLE IV. SUPPLEMENTAL DISTRICT REGULATIONS

Sec. 21-612. Visual Obstruction.

~~On a corner lot in any residential district, and in the LBR, B-2, B-3, I and MS districts, no visual obstructions between three feet and eight feet above the street grade level shall be maintained in the area bounded by the curblines, or edge of pavement where there are no curbs adjacent to such corner lots, and a line joining points along said lines 30 feet from the point of intersection. This section shall not apply to light poles, telephone poles or sign poles.~~

On a corner lot in any residential district, and in the LB-2, LB-3, LB-4, B-2, B-3, ED, ED-2 and MS Districts, no visual obstruction shall be maintained that blocks a driver's view of potentially conflicting vehicles traveling on the adjacent roadways. The specified areas are known as clear sight triangles whose dimensions depend on the site-specific design speed of the intersecting roadways, roadway grades, and the type of traffic control used at the intersection. Clear site triangle dimensions shall be computed by the guidelines and methods published in the latest edition of the American Association of State Highway and Transportation Officials (AASHTO) publication entitled *A Policy on Geometric Design of Highways and Streets*. Written requests for exceptions to this paragraph shall be subject to review and approval by the zoning administrator after consultation with the city engineer.

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

Adopted: _____

Clyde A. Haulman, Mayor

Attest: _____
Donna Scott, City Council Clerk