

NORTH RICHMOND P-1 DEVELOPMENT STANDARDS

	Commercial (CO)	Light Industrial (L-I)	Heavy Industrial (H-I)	Special Light Industrial (Spcl-LI)	Special-Heavy Industrial (Spcl-HI)	Single-Family Residential (SL/SM/SH)	Multi-Family Residential (ML/MM/MH)
Minimum Lot Area	3,500 sq. ft.	7,500 sq. ft.	N/A	½ Acre	1 Acre	4,500 sq. ft.-Single Family 7,000 sq. ft.-duplex	10,000 sq. ft.
Minimum Lot Width	35'	N/A	N/A	125'	100'	N/A	
Max. Building Height	35'	50'	40'	35' (b)	40'	30' or 2 stories	
Floor Area Ratio (FAR)	1.0	0.67	0.67	0.40 (c)	0.40 (c)	N/A	
Maximum Lot Coverage	40%	50%	30% (d)	50%	30%	N/A	
Residential Density (units per net acre)	N/A	N/A	N/A	N/A	N/A	SL: 1-2.9 SM: 3-4.9 SH: 5-7.2	ML: 7.3-11.9 MM: 12-20.9 MH: 21-29.9 MV: 30-44.9
Front Yard Setback	10'	10'	10'	15'	15'	20' to garage 10' to house	10'
Side Yard Setback	0'	10'	0'	10'	0'	Lot Width Up to 31' 3'/6' 31'-41' 3'/8' 41'-51' 5'/10' 51'-80' 5'/15' 80'-120' 10'/20' 120'-140' 15'/35' 140' and up 20'/40'	Min. Setback/Agg.
Street Side Yard Setback	10'	10'	0'	15'	15'	10'	
Rear Yard Setback (e)	0'	0'	0'	0'	0'	15'	
Building Setback from Natural Conservation District	N/A	N/A	N/A	20'	N/A	N/A	
Setback From Parkway	N/A	50'	50'	50'	50'	50'	
Parking Area Setbacks	0'	5' front yard 0' side yard	10' front yard 5' side yard	Same as building			
Parking	Office: 5 p/1,000 sq. ft. Lab: 2 p/1,000 sq. ft. CO: 4 p/1,000 sq. ft. Warehouse: 1 p/1,000 sq. ft.				1 space-garage/1 driveway ≤ 3 bdrm 2 space-garage/2 driveway ≥ 4 bdrm	Studio: 1 p/unit 1 bdrm: 1.5 p/unit 2+ bdrm: 2 p/unit Plus ¼ p/unit	
Minimum Landscaped Area	10%				Front and side yards, excluding approved driveway		

- (a) Senior housing block area not subject to the above development guidelines (See condition #64).
- (b) Height exception up to 45 feet for structures necessary to the operation of use.
- (c) With additional and mitigation for cumulative traffic impacts, the floor area ratio (FAR) may be increased to 0.65.
- (d) 50% lot coverage is allowed for Light Industrial uses within Heavy Industrial land use designations.
- (e) Detached accessory structures, located behind the residence and not adjacent to any street, may have side and rear yard of 3 feet minimum, must be no higher than 15 feet and are limited to 500 sq. ft.
- (f) Sideyards may be reduced to 0 feet with the approval of an Administrative Permit and in compliance with all applicable building codes.
- (g) For lots less than the minimum standard, FAR limitation of 0.60 applies.

Approved 2/11/03