



## MEMORANDUM

TO: Chairman Rodriguez and Planning Commissioners  
FROM: Mike Craig, Senior Planner  
DATE: April 9, 2021 for the April 14, 2021 meeting  
RE: Creative Maker District – Area 7 Downtown

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### **ISSUE**

Should the Planning Commission recommend approval of the following two items:

- The extension of the Creative Maker District to the areas designated in the Area 7 Downtown Small Area Plan?
- The modification of standards for Light Manufacturing uses, which are a part of the Creative Maker District, and the refinement of the Form Based Code Appendix?

### **RECOMMENDATION**

Hold the public hearing open until the April 28 meeting to allow for additional public comment. At the April 28 meeting the recommendation will be approval of the Unified Development Ordinance (UDO) Text Amendment and the Zoning Map Amendment.

### **BACKGROUND**

The Area 7 Downtown Plan identified two areas suitable for rezoning to the Creative Maker Zoning District. The first is an extension of the Canal Quarter Creative Maker Zoning District south from the Rappahannock Canal to the mid-1300 block (between Hawke Street and Fauquier Street) of Princess Anne Street. The other is the Wolfe Street Warehouse District between Lafayette Boulevard and Hanover Street and west of Kenmore Avenue.

A Creative Maker District fosters the regeneration of ageing urban commercial places where changes in use will primarily occur through adaptive reuse of existing structures, redevelopment, or infill. The Creative Maker District permits a more diverse set of uses than the existing zoning. It permits a mix of residential and commercial uses, including low impact craft “maker uses” traditionally classified as light manufacturing or contractor’s office. The diversity in use aligns with the emergence of a new set of small and medium scaled entrepreneurial businesses. These uses fit into the Canal Quarter’s existing fabric and will be the primary driver of adaptive reuse of historic vacant buildings.

The broader use set is balanced by a reduction in the size and shape of any new construction from what is permitted in the Commercial Office Transitional District (CT) on Princess Anne Street and the Commercial Downtown (CD) and Commercial Highway (CH) Zoning Districts in the Wolfe Warehouse area. These changes are made through smaller dimensional standards and a “form-based code”, which also includes architectural standards, building and parking lot placement, and streetscape rules to ensure compatibility with the existing character of the area. The “form-based code” replaces the Lafayette and Princess Anne Corridor Overlay districts where they apply. However, the Old and Historic Overlay District in the 1300 block of Princess Anne Street (south of Hawke Street) and the portion of 1414 Caroline Street fronting on Caroline Street will remain. A comparison of the existing and proposed zoning is included in the attached Zoning Map Amendment Analysis.

Light manufacturing uses are part of the broader set of uses permitted in the Creative Maker District. To ensure that Light Manufacturing use standards are sufficiently enforceable, the portions of the definition of

Light Manufacturing in § 72-84 are proposed to shift to the Principal Use Standards in § 72-41. Some modifications of the text within the use standards is also proposed to better convey existing rules to business owners and neighbors. Modifications to the Form-Based Code appendix are proposed to make the use of the code most efficient. A description of these changes are included in an attachment to this memo.

### **THE DEVELOPMENT AND ADOPTION OF THE CREATIVE MAKER CONCEPT**

The Creative Maker District concept was developed during the Small Area Planning Process for Areas 6 Princess Anne Street / Route 1 North and Area 7 Downtown. These planning processes identified the Canal Quarter and the Wolfe Warehouse District as unique areas in the City, with a history of production activities, and a wealth of mid-twentieth century and earlier historic buildings and urban fabric in need of revitalization. One of the key elements identified in the plan was a disconnect between the hands-on craftsman history of the area and the late 20<sup>th</sup> century zoning. The discrepancy in the zoning led to underutilization of commercial areas and an overemphasis on white collar, mercantile activity, and automobile oriented highway uses.

Public engagement regarding Creative Maker Districts began with the Area 6 Plan north of the Canal. Once the Creative Maker concept was developed Main Street contacted Todd Barman - a land use / maker district expert - to review the proposed district (which included the portions of the Canal Quarter in Area 6 and 7). Several public meetings about the concept were conducted including well attended meetings at Red Dragon Brewery (1419 Princess Anne Street) and the Olde Silk Mill (1701 Princess Anne Street). The Canal Quarter Creative Maker District north of the Rappahannock Canal was approved with the Area 6 Small Area Plan in February of 2019 and the Creative Maker Zoning District was applied to this area in September of 2020.

Public outreach for the Area 7 Downtown Plan included surveys, the Planning Staff setting up informational booths on the street Downtown and at events like the Farmers Market, and a 5 day Charrette at 1001 Princess Anne Street. Attendance at and public interaction during these events was high. The Canal Quarter and Wolfe Warehouse concepts were one of the focal points during the Charrette.

The Canal Quarter extension south of the Canal and the Wolfe Warehouse Creative Maker Districts were included in the plan as two of six walkable urban places in the Area 7 Downtown Small Area Plan that was adopted by City Council on September 8, 2020. A monthly Canal Quarter meeting was held at the Dorothy Hart Community Center between 2018 and 2020. Participants in the Canal Quarter meetings included property owners, entrepreneurs, and residents of adjacent neighborhoods. During the meetings, a vision for the maker district was refined. The area was branded as the Canal Quarter, business recruitment occurred, and steps were taken towards organizing into a quasi-Main Street organization for the district among other actions.

Specifically regarding this zoning action, the City Council held a work session on these items on February 23 and the Planning Commission has been working on the zoning implementation for the Area 7 Plan at work sessions in December, January, and February. Letters were e-mailed to the property owners on March 12th. The City Council initiated the public hearing on these items at their March 23, 2021 meeting. Public notices have been published in the newspaper and were mailed to property owners on March 31 and provided to representatives of the Rising Sun Neighborhood Association. The notice has generated discussions on the topic about several aspects of the change including changes to permitted uses, dimensional standards, public parking in the Canal Quarter, as well as the frontage along the 1400 block of Caroline Street. Information on those topics is included in the attached Zoning Map Amendment Analysis.

**CONCLUSION**

The Creative Maker District zoning is a key part of the Area 7 Downtown Small Area Plan. The district has been designed to provide for adaptive reuse and compatible infill and redevelopment to spur the revitalization of the Canal Quarter and Wolfe Warehouse areas. The Planning Commission should hold the public comment period open until their April 28<sup>th</sup> meeting, at which they should approve the zoning text and map amendments.

**ATTACHMENTS:**

1. Text Amendment Descriptions
2. Zoning Map Amendment Analysis
3. Ordinance for the Zoning Map Amendment and Ordinance for the Zoning Text Amendments

## **ATTACHMENT: ZONING TEXT AMENDMENT DESCRIPTION**

1. Move provisions from the Light Manufacturing definition to the Principal Use Standards as part of their inclusion in the broader set of uses permitted in the Creative Maker District.

The current definition of Light Manufacturing requires that uses: 1) be wholly confined within an enclosed building, 2) do not include processing of hazardous materials, and 3) do not create any noxious noise, smoke, vapors, fumes, dust, glare, odor or vibration. These provisions ensure that a Light Manufacturing use does not negatively affect adjacent properties. However, these provisions should be more clearly stated as individual “use standards” in § 72-41 of the Unified Development Ordinance. This change will more directly state the provisions of the Ordinance, so that business operators and adjacent property owners can both better understand the regulations governing a Light Manufacturing use.

In addition, some discussion occurred regarding the clarity of the term “noxious” when applied to noise, smoke, vapors, fumes, dust, glare, odor, or vibration. Two modifications to the language are proposed to more specifically state the standards applied to Light Manufacturing uses. First, “noxious noise” is modified to apply a more objective standard. The proposed standard would limit persistent, repetitive noise from production activity within such uses to 75 decibels measured at the property line between the hours of 8 am and 8 pm. The Centers for Disease Control identifies the 60-70 decibel range as equivalent to normal conversation or an air conditioner and the 70-80 decibel range as equivalent to hearing a washing machine or dishwasher. No noise from production activity would be permitted to be plainly audible on adjacent property after those hours.

Second, “noxious smoke, vapors, fumes, dust, glare, odor, or vibration” is modified to state the use “shall not emit plainly discernable vibration or obnoxious smoke, vapor, fumes or odor onto any adjacent property. For the purpose of this subsection, “obnoxious” shall be defined as capable of causing detrimental effects to the physical or economic well-being of individuals, animals, or other living organisms.” The definition of “obnoxious” comes from the American Planning Association “A Planners Dictionary.” These modifications ensure that there are clear standards ensuring no negative external effects on surrounding properties from the proposed Light Manufacturing Use.

Finally, § 72-41.4H “Prohibited Uses” currently states that certain problematic uses like “Garbage Incinerators” or “Tanneries” are not permitted in the Light Industrial zoning district. The language in this section is proposed to be modified to specifically state that these uses are not permitted in the Creative Maker District as well. The list includes a prohibition on “Soap Manufacturing Plants.” Traditionally, the processing of some soaps utilized lye in the manufacturing process. Lye, when used in bulk, can be caustic and create a fire hazard. However, small and medium soap makers, such as Sugar and Spruce on Caroline Street, make handcrafted products in a manner compatible with surrounding uses. Limiting the size of soap manufacturers to 10,000 square feet is sufficient to ensure that the processes and inputs associated with the soap maker remain compatible with the Creative Maker District.

2. Modify § 72-A Form-Based Zoning Regulations and associated regulations.

The Form-Based Zoning Regulations need to be updated. New Frontage, Transect, and Character Structure maps need to be included for the new Creative Maker Districts. In addition, now that several project concepts have been run through the code, several recalibrations are proposed to the text to make the regulations clearer or to adjust standards where they did not meet intended outcomes when originally drafted.

The special use permit review includes “special considerations” for each application. One consideration is whether or not the project is “mixed-use” and cites a minimum mix of 20% - 80% as a performance



standard. Since the time of adoption, the Planning Commission and City Council have reviewed a revised definition of mixed-use that sets the minimum mix of use at 25% - 75%. The proposed language would eliminate the minimum mix reference for the Creative Maker District that differs from the City-wide standard. A second consideration is that the “application proposes double the amount of general or formal open space required.” The language is proposed to be revised to state the “application proposes high quality open space or exceeds the general or formal open space required.” The special use permit process is intended to provide for “missing middle” housing types built into the existing urban form. The stipulation that half of a lot be dedicated to open space would not effectively permit the inclusion of this development type when they would also need to provide off-street parking for the use. The proposed language removes the numerical standard and instead provides a performance standard that may be met in a variety of ways depending on the unique disposition of a lot.

The implementation and measurement of Transitional Zones is clarified. Frontage rules about the character of the Build-To-Zone are modified to clearly state that buildings and open space must fill a certain portion of that area on a lot. Side yard setbacks are updated to add to clarify overall minimum setbacks and setbacks for attached units. The application of the existing non-conforming site conditions rules are clearly applied to Character Structures, and the minimum transparency of those structures is reduced to 15% from 18%. Finally, the language regarding parking exemptions is modified to clarify that an exemption may be counted once per “development site” regardless of whether or not multiple buildings are proposed on that site. This final change is listed in the general ordinance and not in the form based code appendix.

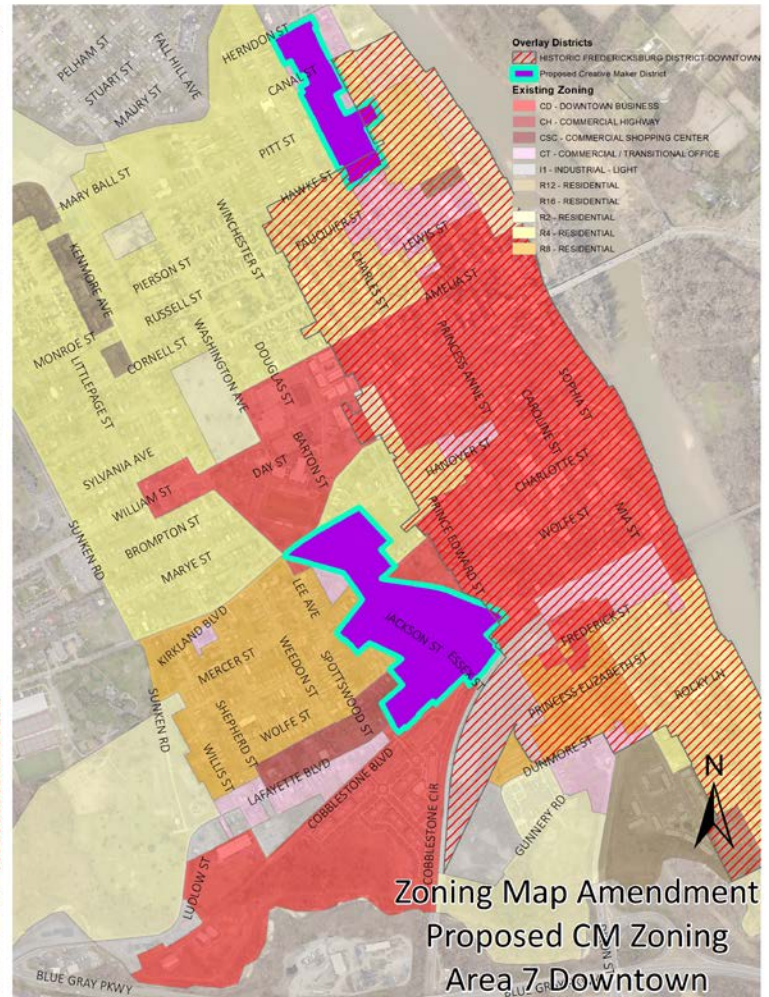
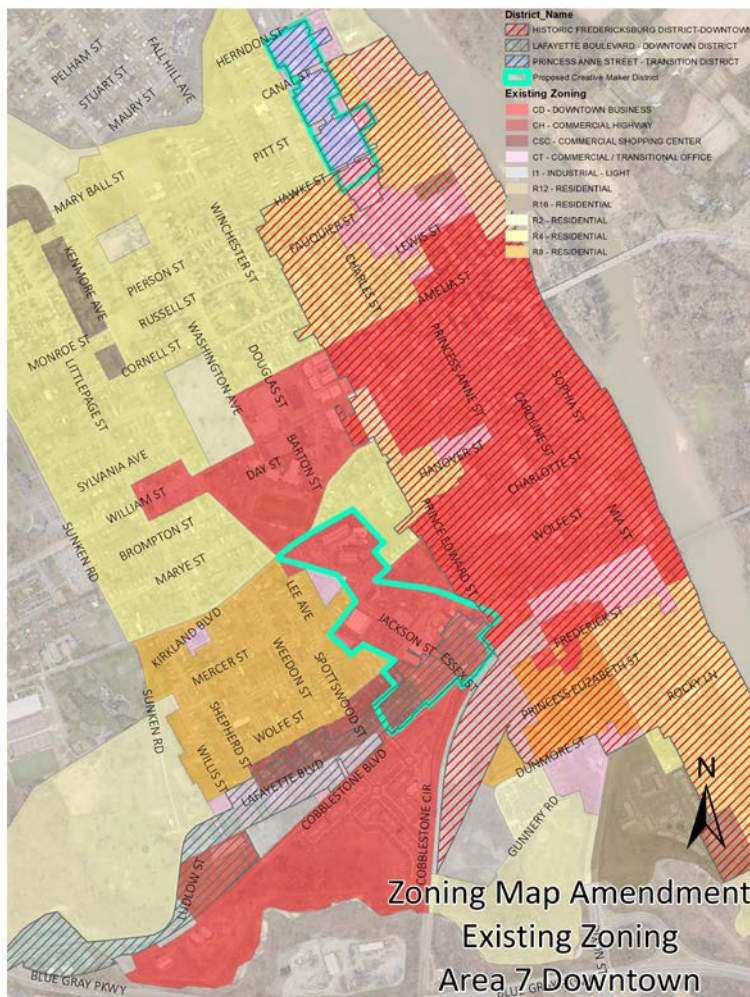
Proposed text changes are shown in green (~~strike-outs for deleted text~~ and underlines for added text). Together, these modifications are intended to refine the Form Based Rules so that they may be clearly and efficiently applied to proposed projects.

## ATTACHMENT: LAND USE ANALYSIS

1. Existing and Proposed Zoning. The existing zoning in the Canal Quarter area along Princess Anne Street is Commercial Transitional Office. It also is covered by the Princess Anne Corridor Overlay District.

The existing zoning in the Wolfe Warehouse area is a mix of Commercial Downtown and Commercial Highway. Portions of the district along Lafayette Boulevard are also covered by the Lafayette Boulevard Corridor Overlay District. The 1300 block of Princess Anne Street and the portion of 1414 Caroline Street fronting on Caroline Street are within the Old and Historic Fredericksburg Overlay District.

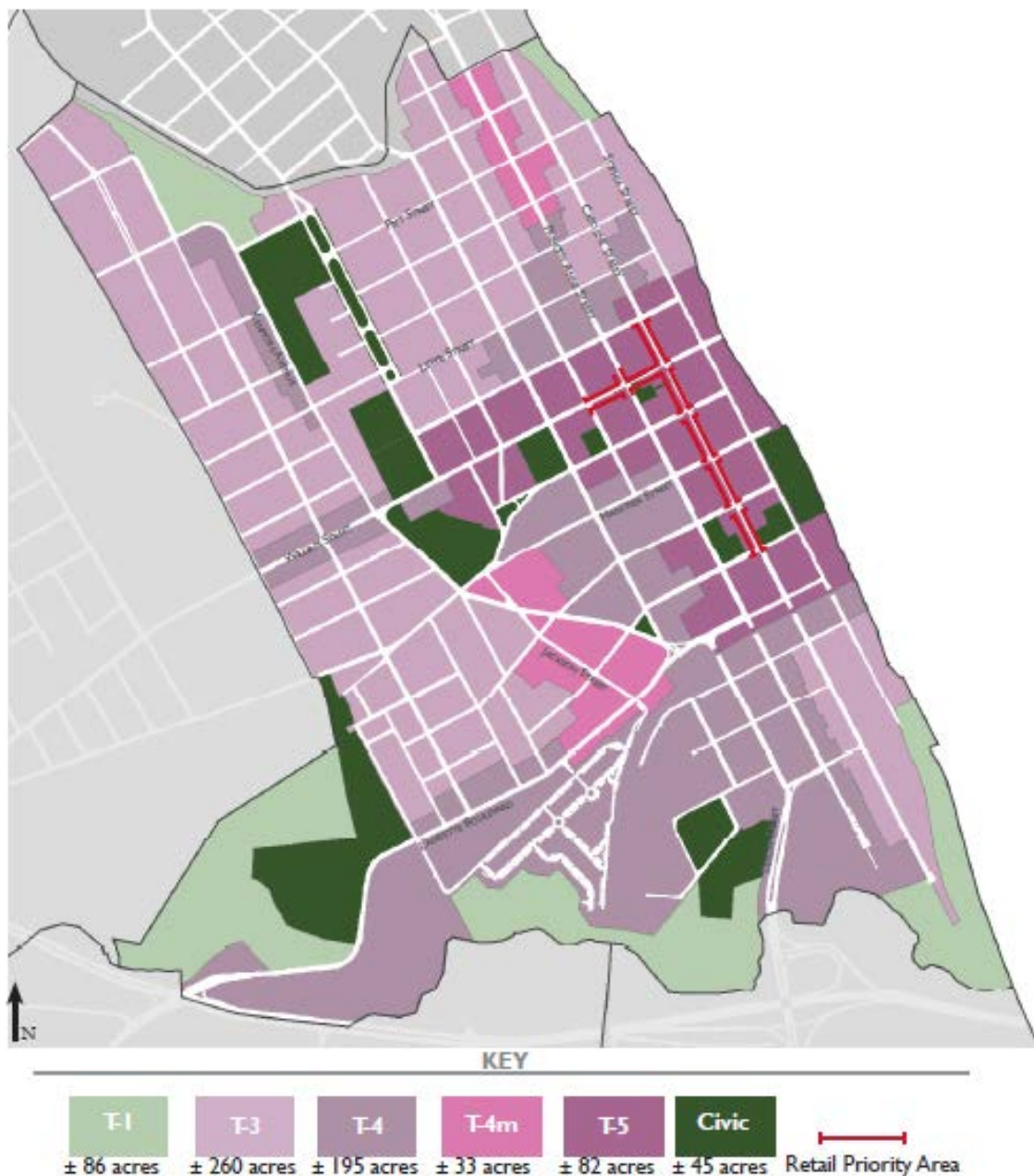
Creative Maker District zoning is proposed for both areas. The Creative Maker District will replace the existing zoning and the Corridor Overlay districts with a single zoning district. However, the Old and Historic Fredericksburg Overlay District will remain in place over the 1300 block of Princess Anne Street.





Comprehensive Plan Compliance. The Area 7 Downtown Small Area Plan designated the Canal Quarter and Wolfe Warehouse District being as Creative Maker Districts. The Creative Maker District is a policy tool to build on existing historic urban fabric and is designated on the Future Land Use Map as the T-4M Transect “General-Urban Maker” Transect Zone.

The proposed rezoning matches the transect designation in the Comprehensive Plan. During discourse on the proposed rezoning, residents of Caroline Street identified that the Creative Maker designation at 1410-1414 Caroline Street (the parking lot in front of the Creative Color building) is an anomaly. They asked whether the parking lot can remain under the current zoning or be rezoned to match the rest of the zoning along the Caroline Street frontage at a future date. The Planning Commission may consider removing the Caroline frontage of the parcel to a depth of 75 feet to exclude the parking lot portion of the parcel from this rezoning request.



## Use Standards.

The Creative Maker District permits a mix of residential and commercial uses, including low impact maker uses traditionally classified as light manufacturing or contractor's office in order to create an environment where people can live, work, and create all within a pedestrian-scaled environment that transitions appropriately to surrounding residential neighborhoods. Special use permits are required for potentially impactful accessory features of commercial uses such as drive-throughs, outdoor storage areas, or alcohol sales. A table showing the differences between Creative Maker, Commercial Downtown, and Commercial Transitional Office is attached to this memo.

### 2. Dimensional Standards.

By-right General Non-Residential Floor Area Ratio	
Commercial Highway	0.70
Commercial Transitional - Mixed Use	0.70
Commercial Downtown	2.5, 3.0
<b>Creative Maker District - T-4M*</b>	<b>0.75</b>
By-right General Residential Density Permitted	
Commercial Transitional – General	8 units per acre
Commercial Transitional - Mixed Use	12 units per acre
Commercial Downtown	12, 18, and 24 units per acre
<b>Creative Maker District - T-4M*</b>	<b>8 units per acre</b>
General Open Space Required	
Commercial Highway - Residential	25%
Commercial Highway - Non-Residential	15%
Commercial Transitional - Residential	25%
Commercial Transitional - Non-Residential	20%
Commercial Downtown	0%
<b>Creative Maker District</b>	<b>25%</b>

The broader use set permitted in the Creative Maker Zoning District is balanced by a reduction in the size and shape of any new construction from what is permitted in the Commercial Office Transitional District (CT) on Princess Anne Street and the Commercial Downtown (CD) and Commercial Highway (CH) Zoning Districts in the Wolfe Warehouse area. This is accomplished in two ways.

First, the basic dimensional standards shown to the left permit less by-right residential and (in some cases) commercial density and require a high level of open space. The Creative Maker District does permit special use permit requests for case by case residential density and for up to a 1.5 floor area ratio for non-residential use. The special use process provides the opportunity for public comment at the Planning Commission and City Council. It also provides for the opportunity to accommodate smart growth within the Creative Maker District.



The Canal Quarter and Wolfe Warehouse areas are a historic mix of storefronts, single family homes, apartments, triplexes, and duplexes along the same block face. The special use review permits the inclusion of missing middle housing (shown in these two pictures at 15, 34, and 43 units per acre!) where projects can meet the form established and the vision for the district.



The Commercial Highway and Commercial Transitional Office Zoning Districts include suburban dimensional standards that are in conflict with the character of the area. Both zoning district's zoning lot size and width, setback and other dimensional requirements. For example, the minimum lot area in each zoning district is 20,000 square feet. The existing fabric in the area is typically formed around 4,000 square foot lots. The existing standards apply legal pressure to consolidate what now exists as five lots with individual buildings into a single lot. Similarly, setback requirements (currently required at 10-15 feet from the sides and 20-25 feet from the front) do not correspond to the existing development pattern where side setbacks are typically 5 feet or less on the side and 5-15 feet in the front. Corridor Overlay Districts have been deployed in some of these areas

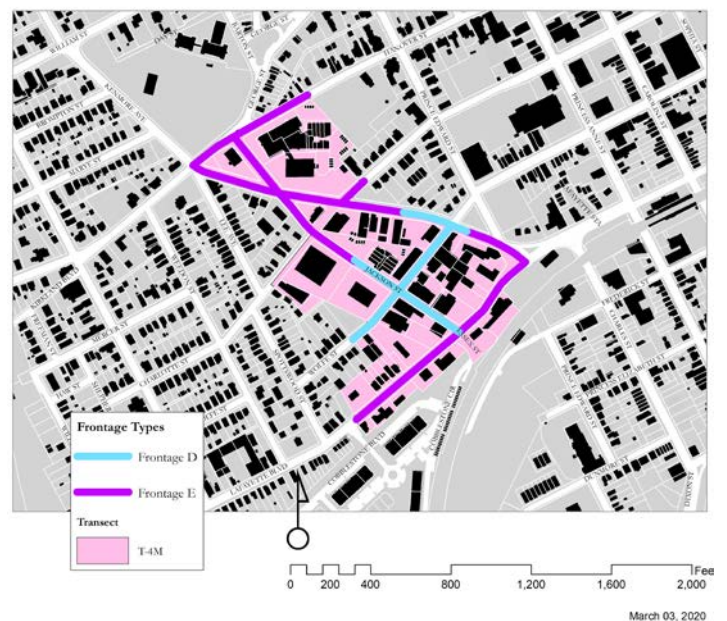
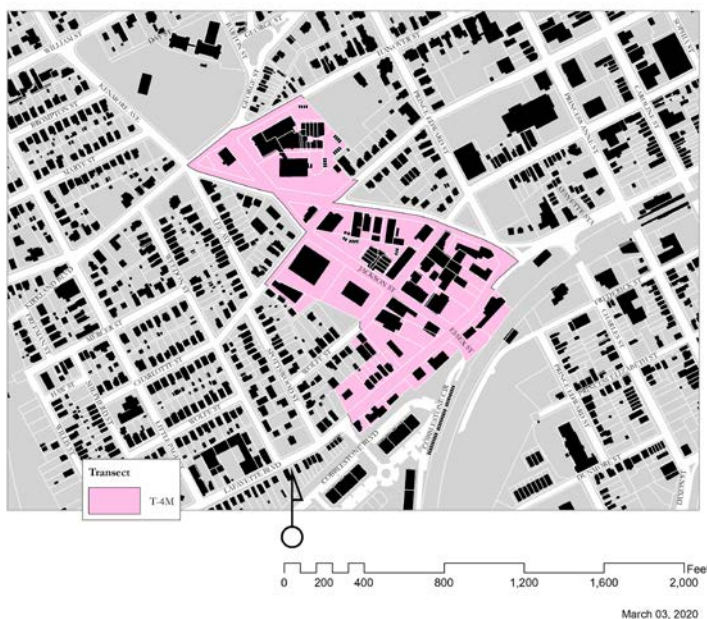
The Creative Maker District utilizes a form based code. The code is keyed to a transect map and a frontage map. The transect designation in these areas is T-4M. The frontage designations are either Type D or Type E. The Transect and Frontage maps are shown below.

The Frontage designation sets the rules for to establish the streetscape (public frontage) and the placement of buildings and parking (private frontage). The frontage permits different building types. Building types set the appropriate mass and scale of buildings. The two frontage pages are included on the next two pages.

T-4M Transect Map Small Area 7  
February 25, 2021



T-4M Frontage Map Small Area 7  
April 1, 2021



Permitted Building Types determine the height, scale, and massing of infill or redevelopment within the form based code. In these areas, Building Types 2 and 3 would be permitted. These Building Types permit up to a 40 foot tall building. Buildings can be no more than 100' wide and building floorplates can be no bigger than 25,000 square feet. These standards are reduced when redevelopment or infill is proposed abutting single family detached housing or across the street from a block face that is predominantly single family detached housing. Building Type 4 is required within these "Transitional Zones," which reduces the permitted height to 35 feet or three stories for a residential building and 25 feet or two stories for a non-residential building. Building Type 4 is limited to 50 feet in width and a 6,000 square foot floorplate.

Commercial Highway and Commercial Transitional Office both permit buildings to be 40 foot tall. Commercial Downtown permits buildings to be 50 foot tall. These categories do not regulate the width or floorplate of proposed buildings. However, within the maximum floorplate of buildings are regulated in the areas subject to Corridor Overlay Districts.

The form based code includes five elements:

- Urban Fabric Standards. The Urban Fabric Standards ensure that a proposed development fits into the City's existing development pattern. Streets are required to be connected, development is required to adhere to the existing block pattern, transitional zones are required to create appropriate buffers and reduction and scale and mass of buildings adjacent to residential uses, and useful, meaningful open spaces are required to be included within the site.

Transitional zones are worth describing in more detail. Rather than applying blanket restrictions at arbitrary points along a street, these tools are calibrated so that they are activated when a proposed project is adjacent to single family homes. They then assign perimeter setbacks, buffers, and reduced building heights and widths to ensure that transitions in the existing urban fabric occur where they are needed and are not arbitrarily breaking up the cohesiveness of areas where they are not.

- Frontages. Frontages prescribe the character of the streetscape and yard between the centerline of the street and the front of the building. They are assigned based on the functionality of the different sections of the district and contain three elements:
  - o The Public Component consists of the land within the public right-of-way adjacent to the site. The Public Component regulates the streetscape and assigns the appropriateness and type of on-street parking, utility / planting strips, pedestrian network characteristics, street lights and street trees.
  - o The Private Component consists of the private land between the building and the streetscape within the site. The Private Component regulates the yards, building placement tools, parking lot placement, and permitted building types within the site.
  - o The Building Type Permitted table controls the size and shape of buildings that are permitted on the site.

These elements combine to create a predictable design for the different mapped frontages within the District. Frontage D is a traditional commercial frontage. Sidewalks are permitted to be wide and extend to the building front. Street lights are pedestrian scaled and street trees may be incorporated into tree wells. Buildings are required to be close to the street and parking is required

to be located behind the buildings. Frontage E is a traditional neighborhood frontage. Street lights and street trees should be located within a planting / utility strip. Sidewalks are generally five foot wide. Buildings have a modest setback and front yard. Parking is required to be behind the buildings.

- **Building Types.** Building Type standards control the placement, orientation, mass, scale, and activation of the buildings on a site. These standards consist of three elements:
  - o Building Placement and Orientation includes lot standards and orientation standards to ensure that buildings have sufficient room on a site and that they are facing the most appropriate frontage.
  - o Mass and Scale tools set the maximum building heights, floorplate sizes, and building widths.
  - o Façade Activation regulates the location and frequency of entrances, the total amount of windows and doors required to be in facades facing the street, and programs the height and amount of openings on the first floor in areas where commercial activity is prioritized. The purpose of these tools is to ensure that buildings are designed in such a way as to make the surrounding streets feel safe and walkable to pedestrians in order to create a healthy community environment.
- **Areas of Unique Architectural Value.** The Creative Maker Districts are Areas of Unique Architectural Value. They contain Character Structures dating to two periods of significance along the corridor. § 15.2-2306 of the Virginia State Code permits localities to designate areas of unique architectural value and to implement tools to foster the preservation of that value. Within the Creative Maker District, two tools are adopted under this section to maintain the character of the district:
  - o All new construction and exterior alterations within the district will be subject to building elevation, materials, and equipment screening standards.
  - o Designated character structures have special rules that a land owner may utilize in preserving the structure. These rules are context sensitive to each building and over-ride the private frontage and building type standards for a site. If a landowner preserves the character structure and the sight lines to the historic portion of the building, then the general character of the building and site conditions are permitted to govern any additions or expansions of the structure on-site.







#### CANAL QUARTER AND WOLFE ST WAREHOUSE DISTRICT

WOLFE ST WAREHOUSE DISTRICT



CANAL QUARTER MAKER DISTRICT



-  Wolfe Street Warehouse District
-  Canal Quarter District
-  Character Structure
-  Third Spaces
-  Node
-  Frontage Repair



- Optional Forms of Development. Optional Forms of Development provide flexibility to the standards within the form based code. Optional Forms are prescribed with a purpose, option, and design guideline and are approvable if the option meets those criteria. These standards ensure that if an applicant deviates from the prescribed standards then their proposed project will still be constructed in accordance with the intended values of the zoning district. Optional Forms are permitted after written notice to adjacent property owners and a twenty-one day public comment period.

### 3. Canal Quarter Parking Analysis ---



The public parking supply in the Canal Quarter area is a focal point in reviewing the application of Creative Maker zoning. The map to the right shows the parking conditions in the area. The green lines indicate open on-street parking. Breaks in the green line are the result of entrances or driveways serving private parking areas. Private parking is shown in purple or pink. Cyan lines are restricted on-street parking. The pink cross hatch indicates accessible parking spaces.

Some public parking restrictions are present. A one hour parking limit is set along the east side of the 1600 block of Princess Anne Street. There is a 20 minute parking limit in front of the Zane's Barber Shop at 1504 Princess Anne Street. The intent of these two restrictions is to prevent the storage of personal cars in the curbside spaces in front of commercial businesses. The 200 block of Pitt Street requires residential permit parking between 5 pm and 8 am Monday through Friday and all day Saturday and Sunday. The intent is to limit parking from adjacent businesses from occupying the spaces in front of homes when residential parking demand is highest.

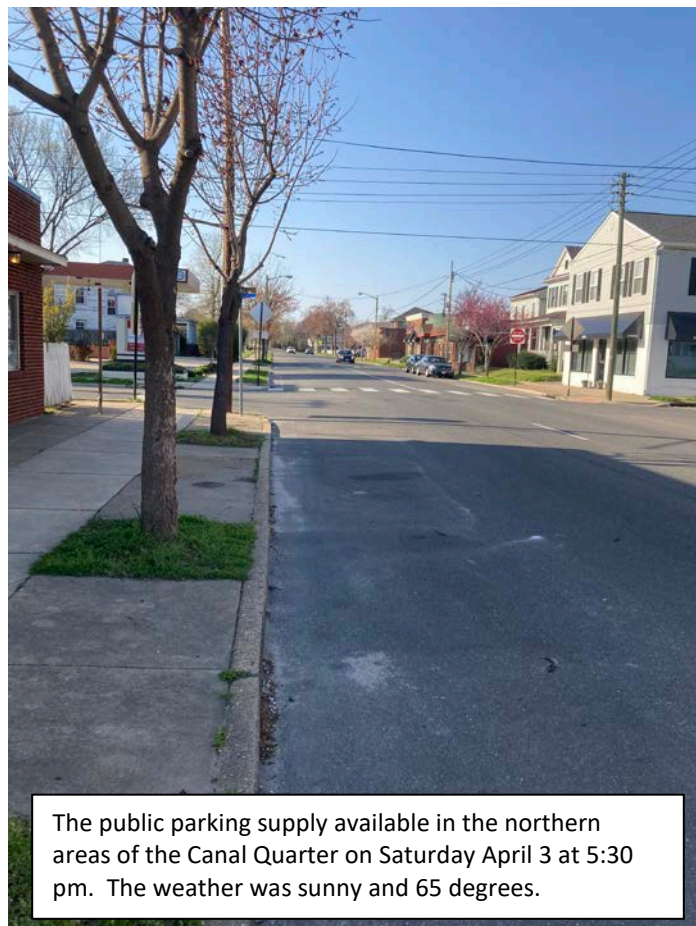
Overtime, substantial off-street parking has been added into the area. Private parking is located on-lot and is typically reserved solely for the adjacent building. Private off-street parking has value, but also has effects on the character of an area and the public on-street parking supply. Private parking cannot turn over throughout the day as parking demand in the area changes from commercial to residential. Curb cuts disrupt the public parking supply.

For example, the buildings at the southern end of the 1400 block of Princess Anne Street have removed all on-street parking to provide head in parking directly off-street. The arrangement provides 10 private parking spaces at the expense of 9 public on street parking spaces. The value of the additional space is lost



because despite its presence, it is unusable to anyone other than a direct patron of the adjacent business. If converted to on-street parking, the space could satisfy parking needs as they change throughout the day.

In the Canal Quarter the use of head in parking has also degraded the public and private frontages in front of the buildings. Areas dedicated entirely to automobile circulation and storage have a disruptive effect on the continuity of the pedestrian environment. The Canal Quarter Arts building is an example of one strategy to fix some of these issues. They closed down the entrances to their head-in private parking to provide a small plaza for seating. The result is that two private off-street spaces are converted into two public on-street spaces and an additional outdoor area for people to experience the Canal Quarter.



There is an appropriate supply of both public and private parking in the area to support the continued revitalization of the Canal Quarter. Existing parking restrictions should be monitored as new businesses and residents locate in the district. If parking pressure develops on side streets within the Canal Quarter, the residential parking restriction on Pitt Street may be applied to other streets as well.

As infill or redevelopment occurs, special attention should be paid to the impact of the number and size of curb cuts permitted to minimize the impact inefficient private parking has on more efficient public parking. The Creative Maker zoning district is set up to encourage frontage repair, which, by replacing redundant or overly wide curb cuts with on-street parking, provides a more efficient parking supply and additional on-lot open space that can enhance the quality of life in the community.



MOTION:

SECOND:

Date  
Regular Meeting  
Ordinance No. 21-\_\_

RE: Amending the Unified Development Ordinance to

ACTION: APPROVED: Ayes: 0; Nays: 0

FIRST READ: \_\_\_\_\_ SECOND READ: \_\_\_\_\_

It is hereby ordained by the Fredericksburg City Council that City Code Chapter 72, "Unified Development Ordinance," is amended as follows.

**Sec. I. Introduction.**

The purpose of this amendment is to

The City Council adopted a resolution to initiate a text amendment at its meeting on February 23, 2021. The Planning Commission held its public hearing on the amendment on \_\_\_\_\_, after which it voted to recommend this text amendment to the City Council. The City Council held its public hearing on this amendment on \_\_\_\_\_.

In adopting this ordinance, City Council has considered the applicable factors in Virginia Code § 15.2-2284. The City Council has determined that public necessity, convenience, general welfare and good zoning practice favor the requested amendment.

**Sec. II. City Code amendment.**

City Code Chapter 72, "Unified Development Ordinance," is amended as follows:

1. Section § 72-84 "Definitions" shall be modified as follows:

**Light Manufacturing:** The mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. ~~Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor, or vibration.~~ Examples include, but are not limited to, production or repair of small machines or electronic parts and equipment; woodworking and cabinet building; publishing and lithography; computer design and development; research, development, testing facilities and laboratories; apparel production; sign making; assembly of prefabricated parts; manufacture of electric,

electronic, or optical instruments or devices; manufacture and assembly of artificial limbs, dentures, hearing aids, and surgical instruments; manufacture, processing, and packing of food products, including a production brewery producing up to 30,000 barrels of beer annually; cosmetics; and manufacturing of components, jewelry, clothing, trimming decorations, and any similar item.

2. Section § 72-41.4 Industrial Uses shall be modified to add performance standards for Light Manufacturing as follows (the remaining regulations in this section shall be renumbered):

§ 72-41.4 Light Manufacturing. Light Manufacturing uses shall comply with the following standards:

1. Such uses shall be wholly confined within an enclosed building.
2. Such uses shall not include processing of hazardous gases and chemicals.
3. Production activity within such uses shall not emit persistent, repetitive noise between the hours of 8 am and 8 pm in excess of 75 decibels when measured on any adjacent private property.
4. Production activity within such uses shall not emit any sound plainly audible on any adjacent private property outside of those hours.
5. Such uses shall not emit plainly discernable vibration or obnoxious smoke, vapor, fumes or odor on any adjacent property. Obnoxious shall be defined as capable of causing detrimental effects to the physical or economic well-being of individuals, animals, or other living organisms.

3. Section § 72-41.4H Prohibited Uses shall be modified as follows:

H. Prohibited uses; light intensity industrial *and Creative Maker districts*. The following uses are prohibited in the I-1 and CM Districts, notwithstanding any provisions of Article 72-4, §§ 72-41.4 and 72-42.

(14) Soap manufacturing plants larger than 10,000 square feet;

4. Section § 72-53.1.B.2.f Off-street Parking and Loading

The first 1,500 square feet of commercial uses on a development site that are in the C-D, CM, C-T, or Planned Development Zoning Districts, or where form-based code standards are applied and that have required parking based on square footage. This exemption shall not apply where a shared parking factor calculation is used.

### **Sec. III. Effective date.**

This ordinance is effective on July 1, 2021.

**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

Approved as to form:

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Kathleen Dooley, City Attorney

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***Clerk's Certificate***

*I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Ordinance No. 21- duly adopted at a meeting of the City Council meeting held Date, 2021 at which a quorum was present and voted.*

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***Tonya B. Lacey, MMC***  
***Clerk of Council***

UNIFIED DEVELOPMENT ORDINANCE  
APPENDIX 1

FORM BASED CODES:  
T-5C Commercial Highway and  
T-4M and T-5M Creative Maker District

April 1, 2021

## WHAT IS A FORM-BASED CODE?

1. Form-based regulations foster predictable results and a high-quality public and semi-public realm by prescribing the physical form of buildings and other elements, addressing the relationships between buildings to one another, and the scale and types of streets and open spaces. While form-based regulations primarily control physical form, they can also include provisions to allow only certain uses carefully chosen to maintain compatibility between uses and the intended physical form of the zone.

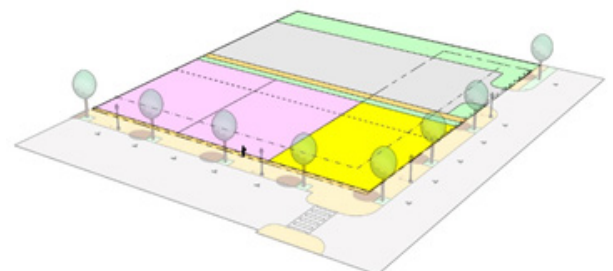
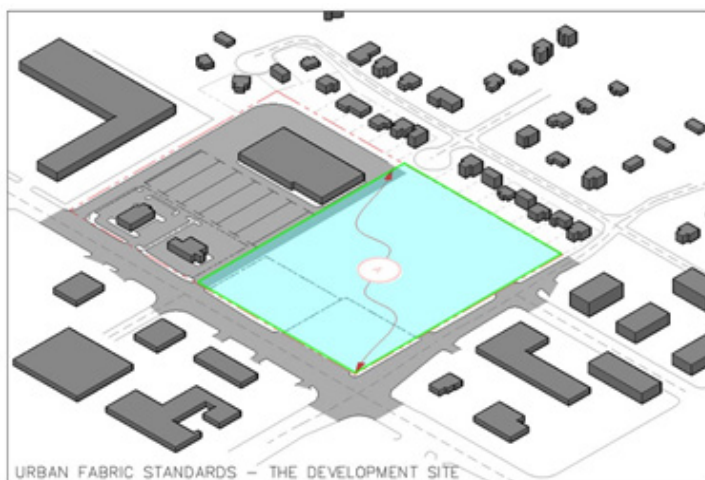
Transect designations are the organizing principle for the City's form-based regulations. The "transect" is a graphic representation of the prescribed character, intensity and physical forms allowed in a specific area. Transects represent the spectrum of intensity and complexity of form and use. Form-based regulations contained in this appendix are calibrated to fit their prescribed transect designations, and are keyed to frontage, building type and other form-based tools that designate the appropriate form and scale (and therefore character) of development, rather than simply limit the uses allowed in a given area.

2. For any development subject to form-based zoning regulations, the landowner or applicant will find the following sequence of steps useful:

- a. Define the development site and the character of the project;
- b. Identify the zoning district of the development site;
- c. Identify the transect designation of the development site;
- d. Check the zoning district regulations to see if form-based code provisions apply for the proposed type of development, in the transect designation, and in that zoning district.
- e. Identify the Urban Fabric Standards associated with the Transect Designation to properly identify how the site fits into the surrounding community;
- f. Identify the Frontage Designation on the Frontage Map to define the proposed development's relationship to the street;
- g. Identify the permitted Building Type listed in the Frontage Designation to define the position and activation of the building's architecture.
- h. Check the Architectural Compatibility section to identify whether any additional architectural design guidelines apply.

3. Form-based regulations utilize diagrams and charts which together regulate the development of a property. Features of each diagram may be annotated by numbered symbols, dimensions, or arrows. The numbering within the symbol corresponds to either the section of the code or the portion of an adjacent chart that is being illustrated.

Examples of form-based diagrams:




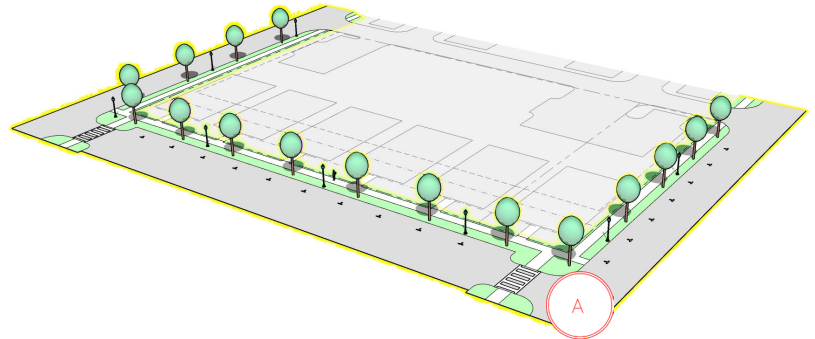



## FRONTAGE STANDARDS AND FRONTAGE MAP

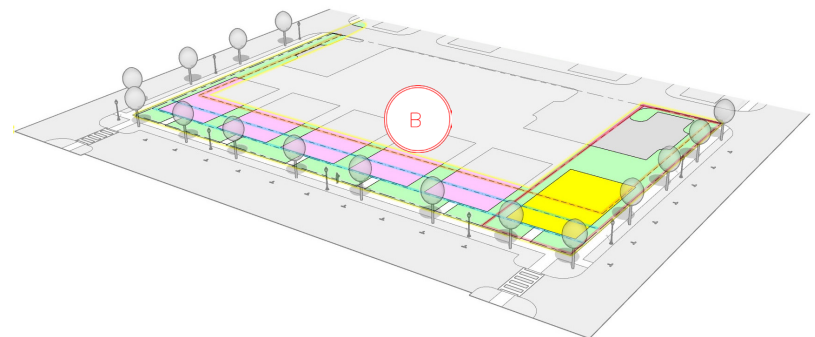
1. Frontages shall create the form and fabric of the development and the public realm. Frontages create an active, attractive, and safe public and semi-public edge where the development site abuts a street. In addition, frontages interior to the site shall produce a connected environment through the site, enlivening the development's internal connections and spaces. The Frontage Maps in this section are adopted by the City Council through the Zoning Map Amendment process. The Frontage Map specifies the appropriate streetscape, disposition of the front yard, and general building placement for different areas within the zoning district.


2. Frontages are composed of three basic elements: the Public Component, Private Component, and a Building Type Permitted column:

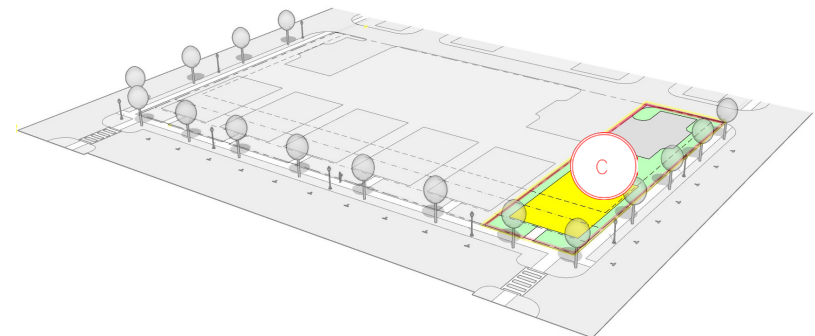
 The Public Component (generally indicated by the A symbol) consists of the land and elements between the center line of the street and the public right-of-way or street easement line (also referred to as the “streetscape”).



 The Private Component (generally indicated by the B symbol) consists of the yards, building placement tools, and parking lot placement tools on private property.



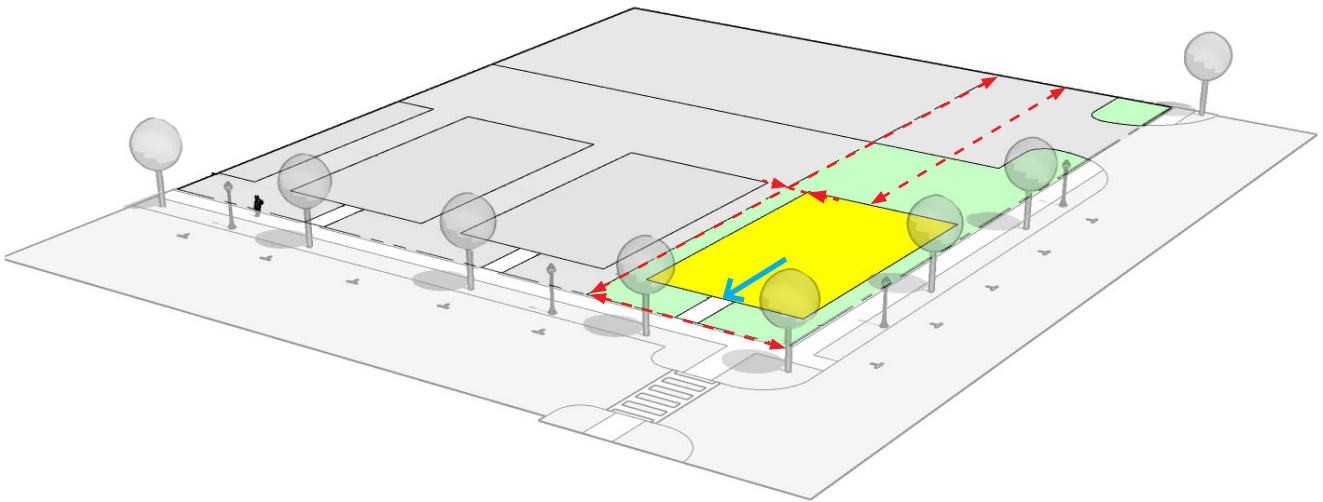
 The Building Type Permitted column (generally indicated by the C symbol) identifies which Building Types are permitted along the frontage. Building Type standards, defined in the next section, control lot standards and setbacks, building orientation, mass and scale, and activation of the building facade.



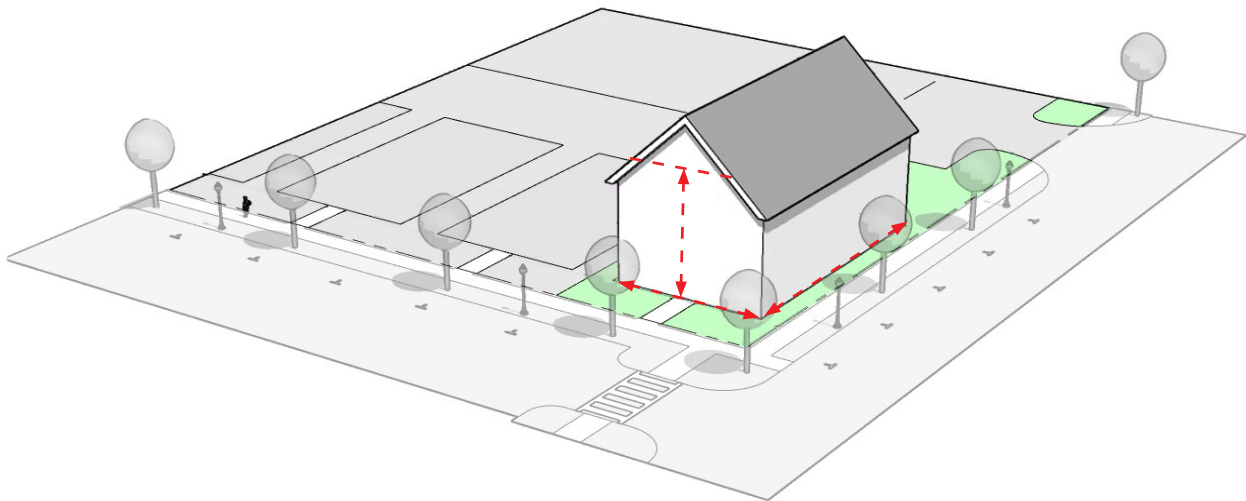
3. Frontage components work in conjunction with the City's Small Area Plans. Specifically, the Small Area Plans identify areas where higher pedestrian activity will occur when use is increased. Activity Nodes, improved pedestrian crossings, frontage repair and other tools are defined features identified in the Plans. When frontage elements reference these tools or areas they refer to the locations illustrated in the maps within the Small Area Plans.

## BUILDING PLACEMENT AND TYPE STANDARDS

1. Building Types are assigned by Frontage Type. The only Building Type permitted within a lot is that permitted within its assigned Frontage. Additionally, Building Type 4 is the only Building Type permitted within any Transitional Zone required by the Urban Fabric Standards
2. Building Type and Placement Standards focus on the architectural planning of the building to complete the built form. The standards activate street frontages and other public open spaces. The standards also ensure that the form of the development transitions appropriately in mass, scale, and intensity towards adjacent land uses and transects:
  - a. Building Placement and Orientation standards govern the required lot parameters and required setbacks associated with each building type. Front setbacks are set as part of the frontage type Build-to Zone. Building Orientation governs the direction the building faces and whether or not it may front onto a Formal Open Space to ensure the building remains an active and functional part of the streetscape.

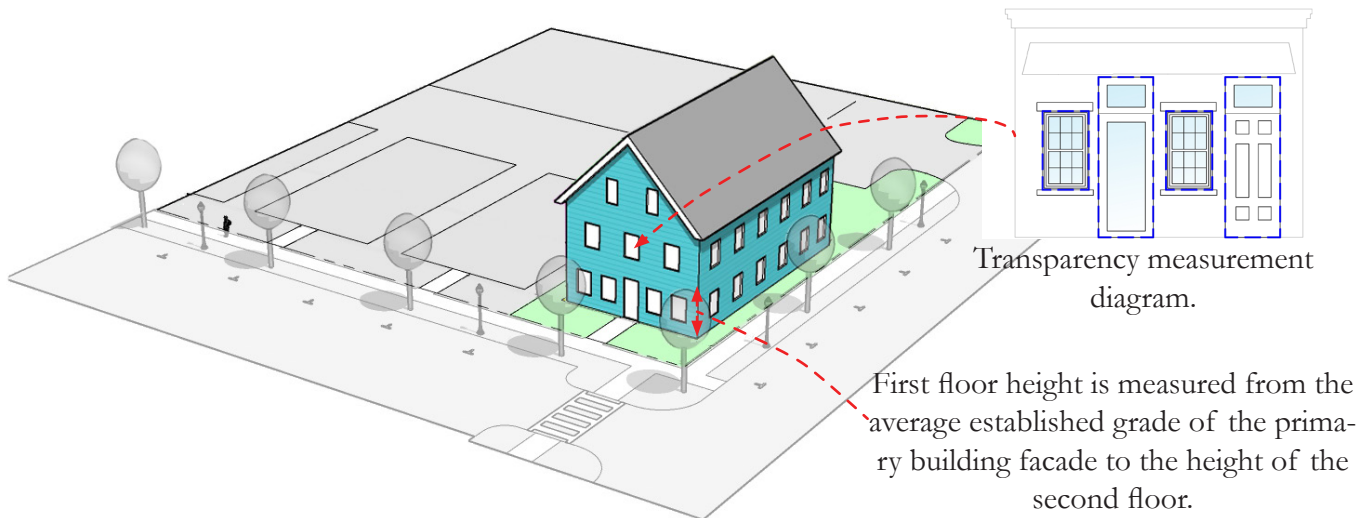


- b. Building Mass and Scale standards regulate the shape of the building. Mass and Scale Standards set the maximum height, floorplate, and width of the building. Any building width criteria shall measure each single-family attached building individually.





- c. Façade Activation standards govern the characteristics of the building's street-facing elevations. Entrance location and frequency standards facilitate access into a building from the street. Transparency standards require a minimum amount of openings within the façade. Standards for the first floor of buildings ensure that commercial use may be accommodated within a building in areas with high pedestrian activity. Appropriate transparency provides eyes on the street to ensure a community is safe and conducive to walking. An active walkable community has health benefits and reduces a land use's impacts on automobile infrastructure.
- i. On corner buildings, each street facing elevation shall meet minimum total façade transparency. First floor transparency minimums shall only be required along the building front.



### MEASURING TRANSITIONAL ZONES

1. Transitional Zones are established in proximity to single-family homes. Transitional zones occur where a proposed development “abuts” a lot containing a single-family detached use or is “adjacent” to, meaning across a public street or alley from, a block face where 75% of the primary structures are single family detached homes. The size of the established Transitional Zone (ie. where the Transitional Zone regulations override the standard rules) shall correspond to the lot width or depth of the adjoining lots containing single family detached uses. For example, the depth of a Transitional Zone for a development site abutting a single family detached home along a side lot line shall equal the median width of the lots containing single family detached homes on that block face. The depth of a Transitional Zone for a development site abutting a lot with single family use along the rear lot line shall equal the median depth of the single family lots on the abutting block face.

### **CHARACTER STRUCTURES: FRONTAGE AND BUILDING TYPE APPLICABILITY**

1. Character Structures are those structures identified in an adopted Small Area Plan as contributing to the character of designated historic corridors or centers within the City. Character Structures are ~~also shown on the official frontage maps identified in Chapter 7 “Areas of Unique Architectural Value - Creative Maker District” of this Appendix.~~ In order to prioritize the preservation of these structures, they shall not be subject to the Private Component requirements along a frontage. Instead, the Building Type rules criteria established in ~~the Character Structures and Architectural Compatibility section Chapter 7~~ of this appendix may govern alterations or additions to those structures on a site.

## CHAPTER 1: GENERAL PROVISIONS

### 1-1. General provisions.

- A. This Code is an appendix to Chapter 72 of the Fredericksburg City Code, the Unified Development Ordinance and forms a part of that Chapter. This Code is adopted under the authority granted in Code of Virginia 15.2-2280 et seq. as an exercise of the City's zoning authority. This Code was adopted by City Council as Ordinance 20-\_\_ on [date].
- B. Form-based regulations; transects.
  - i. Form-based regulations foster predictable results and a high-quality public and semi-public realm by prescribing the physical form of buildings and other elements, addressing the relationships between buildings to one another, and the scale and types of streets and open spaces. While form-based regulations primarily control physical form, they can also include provisions to allow only certain uses carefully chosen to maintain compatibility between uses and the intended physical form of the zone.
  - ii. Transect designations are the organizing principle for the City's form-based regulations. The "transect" is a graphic representation of the prescribed character, intensity and physical forms allowed in a specific area. Transects represent the spectrum of intensity and complexity of form and use. Form-based regulations contained in this appendix are calibrated to fit their prescribed transect designations, and are keyed to frontage, building type and other form-based tools that designate the appropriate form and scale (and therefore character) of development, rather than simply limit the uses allowed in a given area.
- C. For any development subject to form-based zoning regulations, the landowner or applicant will find the following sequence of steps useful:
  - i. Define the development site and the character of the project;
  - ii. Identify the transect designation of the development site;
  - iii. Identify the zoning district of the development site;
  - iv. Check the zoning district regulations to see if form-based code provisions apply for the proposed type of development, in the transect designation, and in that zoning district.
- E. Form-based regulations utilize diagrams and charts which together regulate the development of a property. Features of each diagram may be annotated by numbered symbols, dimensions, or arrows. The numbering within the symbol corresponds to either the section of the code or the portion of an adjacent chart that is being illustrated.
- F. This Code applies to the use and development of land:
  - i. Included in the Transect Regulating Plan, dated May 30, 2018, adopted by City Council on January 22, 2019 by Ordinance 19-01, or included in the "Transect Regulating Plan – Area 6," dated April 9, 2019, adopted by City Council on July 9, 2019 by Ordinance 19-28 as amendments to the Official Zoning Map; or
  - ii. Designated as the "Creative Maker District," on the Official Zoning Map.
- G. No land, building, or structure shall be used, developed, constructed, improved, or altered unless such actions or activities are in compliance with the provisions of this Code, except as may be allowed under Chapter 8, Optional Forms of Development, and with all other applicable City, state, and federal laws and regulations.
- H. Unless expressly provided otherwise, any provision of this Code that conflicts with another provision of the Unified Development Ordinance or other applicable ordinance or regulation shall be deemed to control to the extent of such conflict. Except as provided herein, City Code Chapter 72 shall govern the use and development of land in the districts set out in this Code.
- I. The provisions of this Code shall be severable, and in the event one or more of the provisions of this Code shall be adjudged to be invalid or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be affected or impaired by such adjudication.

## CHAPTER 2 FORM-BASED ZONING DISTRICTS.

### 2-1 Form-based zoning districts.

#### A. Creative Maker District (CM).

##### i. Purpose.

- a. The purpose of the Creative Maker District is to foster the redevelopment of commercial corridors where existing development is characterized by the T-4M and T-5M transects, and where future development will be characterized primarily by redevelopment and infill opportunities. This district reduces barriers for both small scale entrepreneurs and larger companies looking to start and expand businesses along commercial corridors.
- b. The Creative Maker District balances the preservation of areas of unique architectural value, the stabilization of existing walkable urban nodes, and the need for meaningful open spaces, with the need for automobile circulation, storage, and access along important economic corridors. The district uses form-based regulations to govern the built environment in support of this purpose.
- c. The Creative Maker District permits a mix of residential and commercial uses, including light manufacturing, in order to create an environment where people can live, work, and create all within a pedestrian-scaled environment that transitions appropriately to surrounding residential neighborhoods.
- d. This district implements the City's authority to provide for the preservation of areas of unique architectural value located within a redevelopment district, under Virginia Code §15.2-2306. The primary period of significance for the Creative Maker District is linked to the City's boom at the expansion of the highway system in the mid-20th century; but the district also includes buildings from the late 19th and early 20th centuries, that contribute to the character of the district.

##### ii. Residential and commercial density.

Standard	T4-M	T5-M
Residential Density, Maximum	8 du/ac. by right	12 du/ac. by right
	The City Council may approve an increase in residential density levels by special use permit upon finding such increase achieves the purpose and intent of this district.	The City Council may approve an increase in residential density levels by special use permit upon finding such increase achieves the purpose and intent of this district.
Nonresidential FAR, Maximum	0.75 by right	0.75 by right
	1.5 by special use permit	3.0 by special use permit

- iii. Special considerations for special use permits. In reviewing an application for a special use permit in the Creative Maker District, City Council may consider the following, in addition to the criteria set out in section 72-22.6:
  - a. Application proposes the restoration of a character structure;
  - b. Application proposes a mixed use development, ~~with at least 20% of the total gross floor area in residential use and at least 20% of the total gross floor area in nonresidential use.~~
  - c. Application proposes ~~double the amount~~ high quality open space or exceeds the general or formal open space required.
- iv. Dimensional standards. The Creative Maker District uses form-based regulations to govern lot area, lot width, setbacks (yards), open space, and building heights. The form-based regulations set forth in this Code shall apply to all development in this district.
- iv. Design review required. The provisions of Chapter [7] of this Code shall apply to new construction and exterior alterations to a principal or accessory building or structure visible from the public right-of-way, not including alleys, or from public land, in the Creative Maker District.

- v. Within the T-4M Transect, service of alcoholic beverages under an ABC retail on-premises license is permitted only as a special use.

B. T-5C Form Based Regulations.

- i. The purpose of the T-5C Form Based Regulations is to foster the retrofit and redevelopment of automobile-oriented large-scale suburban and strip-mall shopping centers into mixed use nodes with a walkable urban fabric through good planning principles. The form-based regulations are intended to implement the “T-5C Corridor” designations within the Commercial-Highway Zoning District.
- ii. The T-5C Form Based regulations shall apply to any application for residential use, either alone or as part of a mixed use on land included in the Transect Regulating Plan, dated May 30, 2018, adopted by City Council on January 22, 2019 by Ordinance 19-01, or included in the “Transect Regulating Plan – Area 6,” dated April 9, 2019, adopted by City Council on July 9, 2019 by Ordinance 19-28 as amendments to the Official Zoning Map. Such developments shall be subject to the standards of this Code as well as all other applicable base and overlay zoning district standards in Chapter 72 of the City Code.
- iii. Urban fabric standards transform the organization of land from expanses of asphalt parking lots, commercial driveways, and separated single-use developments into a network of streets and blocks that include formal open spaces, mixed uses, and transitional zones. The retrofit of aging, inefficient surface parking lots into vibrant mixed-use nodes will minimize infrastructure costs and environmental impacts by promoting compact, mixed-use, infill development that links with existing traditional neighborhood areas and districts.
- iv. Frontage standards promote the evolution of the City’s existing shopping-center-oriented corridors into a more safe, harmonious, and attractive environment through the definition and activation of the public realm between the street and the building face, the definition and activation of yards and open spaces, and the transition between the development and adjoining uses.
- v. Building type and lot standards complete the built form. Standards, including building orientation, entrance location, overall transparency, first floor height minimums, and maximum building widths, require that the buildings shape the public realm and activate street frontages and other public open spaces. Standards including maximum building heights and widths also ensure that the form of the development transitions appropriately in mass, scale, and intensity towards adjacent land uses and transects.
- vi. Together, the T-5C form-based regulations are intended to ensure that, when residential uses are introduced, aging shopping centers evolve into mixed use nodes comprised of human-scale streets, a clearly-defined building envelope, and public spaces, all of which contribute to creating a safe, comfortable environment with a high standard of living.
- vii. The residential component of a mixed-use development with a residential density exceeding 12 units per acre shall constitute at least 20%, and no more than 80%, of the gross floor area of the development.
- viii. Retail use is only permitted within the Development Site when located within a Building Type 3 and along Frontage Type D.

## CHAPTER 3: TRANSECTS AND TRANSECT MAPS

The transect maps set the official boundaries of each transect and are an extension of the official zoning map. Each map is adopted by the City Council through the Zoning Map Amendment process.

3-1. T-5C Transect Maps. The Transect Regulating Plan showing Area 6 (Figure 1) and the Transect Regulating Plan dated May 30, 2018 showing Area 3 (Figure 2) identify the location of the adopted T-5C transect in the City of Fredericksburg.

Figure 1:

### T-5C Transect Map Small Area 6





## T-5C Transect Map Small Area 3



3-2. T-4M and T-5M Transect Maps. The Transect Regulating Plan – T4M / T5M dated August 20, 2019 showing Area 6 (Figure 3) and the T-4M Transect Map Small Area 7 showing Area 7 (figure 4) identifies the location of the adopted T-4M and T-5M transects in the City of Fredericksburg.

Figure 3:

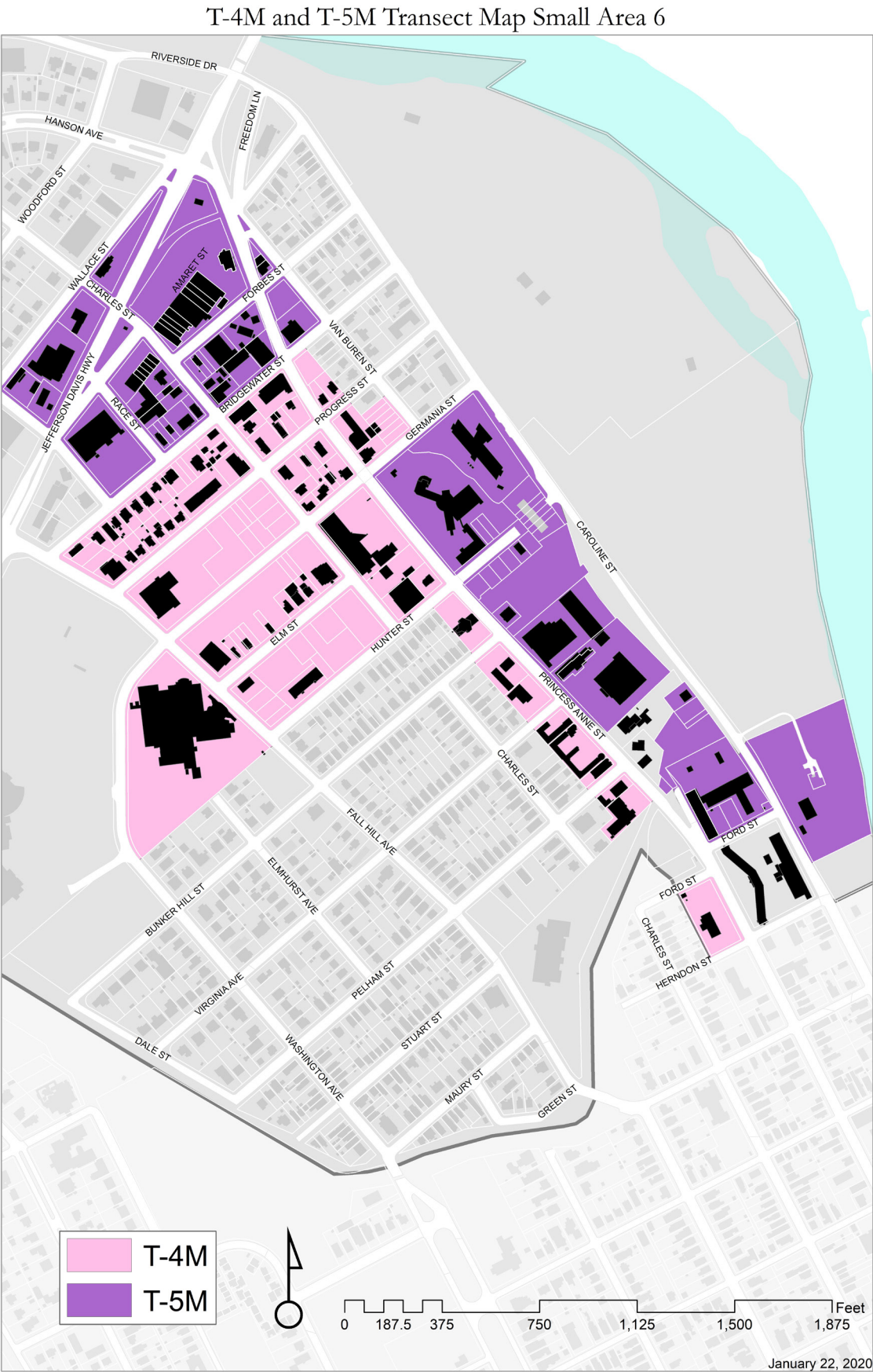




Figure 4:

T-4M Transect Map Small Area 7  
February 25, 2021





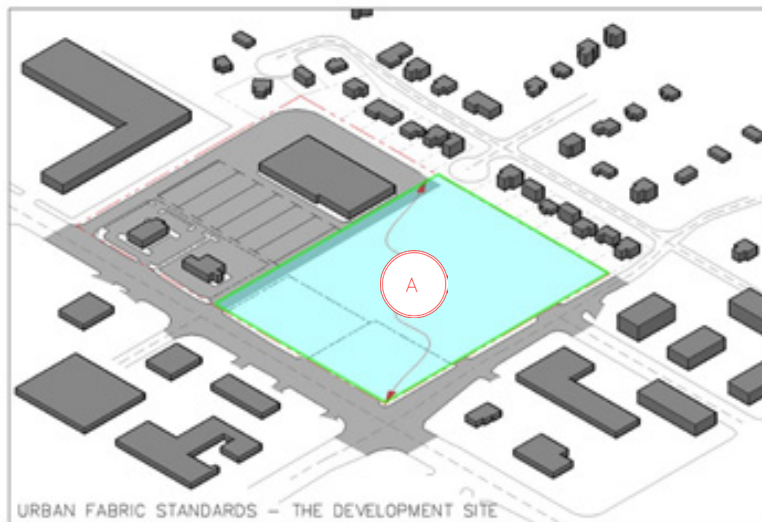
## CHAPTER 4: URBAN FABRIC STANDARDS

Urban Fabric standards approach bigger picture site considerations. They balance the preservation of character buildings, the stabilization of existing walkable urban nodes, and the need for meaningful open spaces with the need for automobile circulation, car storage, and access along important economic corridors.

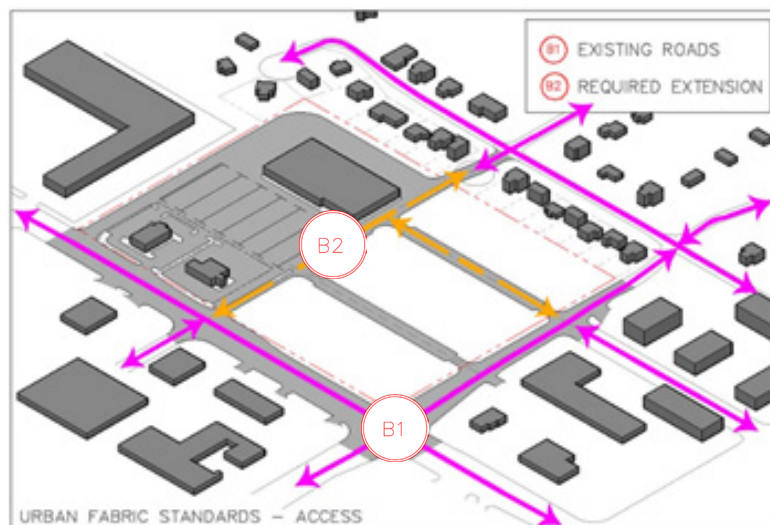
4-1. Development site. The development site shall include all the land, buildings, and structures both existing and proposed, used to calculate the total residential density, use mix, or floor area ratio calculations for a development.

A. Site Plan required; Applicable law.

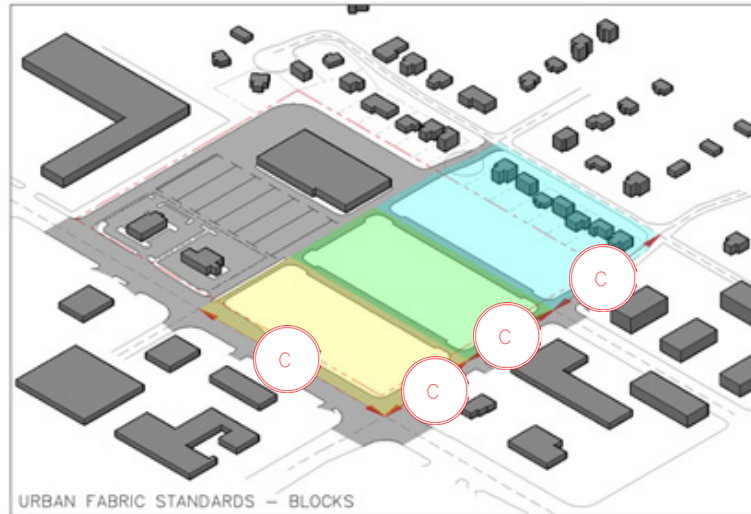
- i. The entire development site shall be shown on an approved site plan in accordance with § 72-26.1 (Commercial and Residential Site Development Plans).
- ii. All land, buildings, site elements, and other features of the development site (i.e., land or buildings used for density or use-mix calculations) shall be brought into conformance with the standards in this code as well as all other applicable standards in the Unified Development Ordinance.



B. Access. Existing streets shall be continued through the Development Site. A network of interconnected streets is required in order to provide adequate pedestrian and motor vehicle access to the development. The character of the streets and adjacent yards is established by the standards in § 72-5 Development Standards as well as the frontage designations as described in this code.

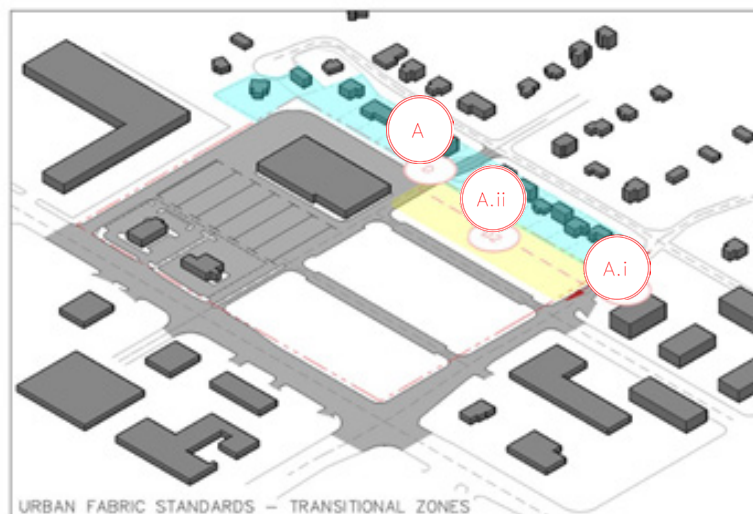


- C. Establishment of blocks. In the T-5C and T-5M transects, the entire development site, including all non-residential uses shall be organized into blocks meeting the standards in § 72-51.2.



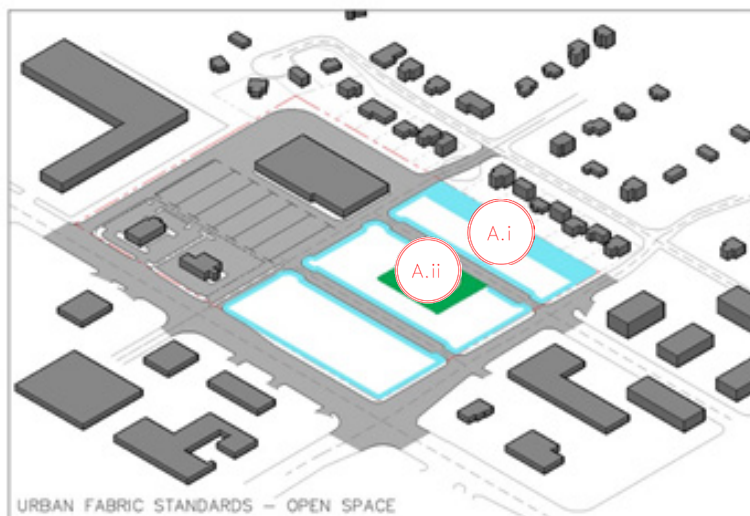
#### 4-2 Transitional Zones –

- A. Width or Depth. The transitional zone shall extend into the property a depth distance equal to the median width or depth of all abutting single-family detached residential lots. Adjacent transitional zones shall extend into the property a distance equal to the median depth of the single family detached containing lots on the adjacent block face.
- A. Abutting Transitional Zone. A transitional zone shall be designated along any property line that abuts a single-family detached residential use. This provision does not apply on lots containing a single-family detached use.
- Setback required. Within the transitional zone the following setbacks are required along any rear property line abutting a single-family residential use:
    - A 40-foot setback in the T-5C or T-5M Transect; or
    - A 20-foot setback in the T-4M Transect.
    - Accessory structures may encroach into this setback.
  - Within the setback area there shall be either:
    - A dedication of a public or private alley meeting the standards in § 72-52.3; or
    - A Type D landscape buffer in accordance with § 72-55.4C.
  - The Zoning Administrator may also require a 4 to 8 foot tall opaque fence or wall upon a determination that the development will have an adverse impact on adjacent land.
- C. Adjacent Transitional Zone. A transitional zone shall be established where a development site is across the street from a block face where 75% of the primary structures are single family detached homes. Within this transitional zone, front setbacks shall be established by § 72-84.B(2) Averaging Setbacks.
- D. Transitional Buildings. Building Type 4 or Character Structures where designated are the only Building Type permitted in an abutting or adjacent transitional zone. Buildings shall be designed in accordance with the Building Type standards for those buildings.



4-3. Open Space. The objective of general open space is to provide for transition between the development and adjoining uses, and for stormwater management and utility placement. Formal Open Spaces shall facilitate social interaction. Formal Open Spaces allow human activity throughout the development and avoid “dead” or unsafe zones. Formal Open Spaces shall meet human needs for being outdoors and for recreation.

A. Both General and Formal Open Space shall be designed into a project in the T-5C Transect.



<b>i. General open space:</b> 25% of the site shall be general open space meeting the standards of § 72-51.5.	
<b>ii. Formal Open Space:</b> 50% of the general open space shall be developed as formal open space meeting the following standards:	
a. Type	The Formal Open Space shall be a Plaza, Playground, Square, or Courtyard as defined in § 72-84.
b. Min. Adjacency	25% of the perimeter of formal open space shall adjoin a Frontage.
c. Min. width / length	The minimum length and width is 50 feet.
d. Max. width / length ratio	The maximum width to length ratio is 1:4.
e. Min.landscaping	The number of plants equivalent to what would be required for a Type B Landscaping Buffer measured along the longest side of the Formal Open Space shall be planted and may be distributed within the Formal Open Space.

B. In the T-4M or T-5M Transect, Formal Open Space may be provided in place of general open space at a reduced requirement.

<b>i. General Open Space:</b> 25% of the site shall be general open space meeting the standards of § 72-51.5.	
a. The general open space requirement may be met by providing 12.5% of the lot as Formal Open Space.	
<b>ii. Formal Open Space Option:</b> Formal Open Space shall meet the following standards:	
a. Type	The Formal Open Space shall be a Plaza, Playground, Square, or Courtyard as defined in § 72-84.
b. Min. Adjacency	25% of the perimeter of formal open space shall adjoin a Frontage.
c. Min. width / length	The minimum length and width is 15 feet.
d. Max. width / length ratio	The maximum width to length ratio is 1:2.
e. Min.landscaping	In the T-5M and T-4M Transect, the Formal Open Space shall be landscaped to the maximum extent possible given its proposed function.



## CHAPTER 5: FRONTAGE MAPS AND FRONTAGES

5-1 Frontage maps. The following maps are hereby incorporated:

- A. T-5C Frontage Maps. The Frontage Regulating Plan dated May 30, 2018 showing Area 3 (Figure 5) and the Frontage Regulating Plan showing Area 6 (Figure 6) assign the frontages within the T-5C Transect.

Figure 5:  
T-5C Frontage Map Small Area 3 January 22, 2020

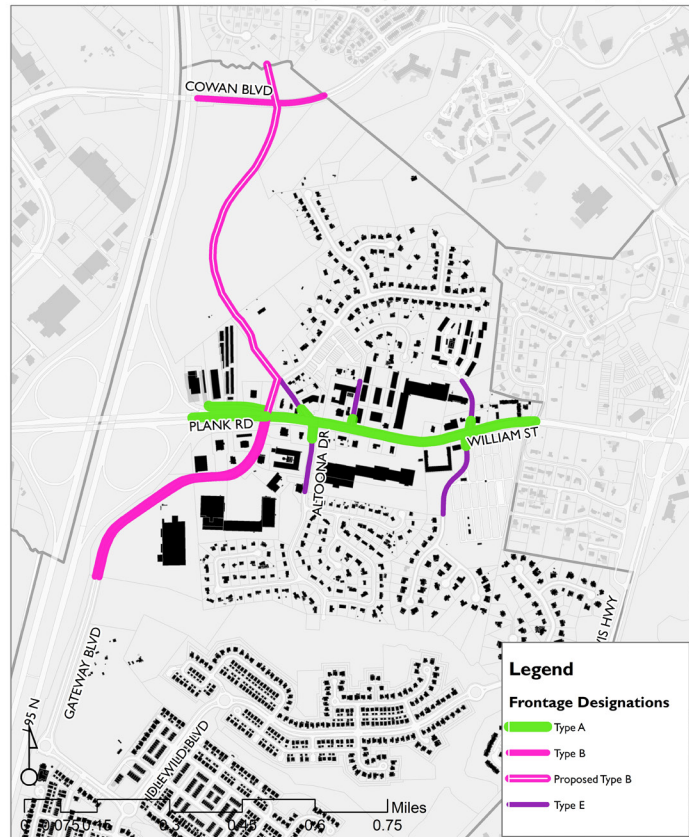


Figure 6:  
T-5C Frontage Map Small Area 6

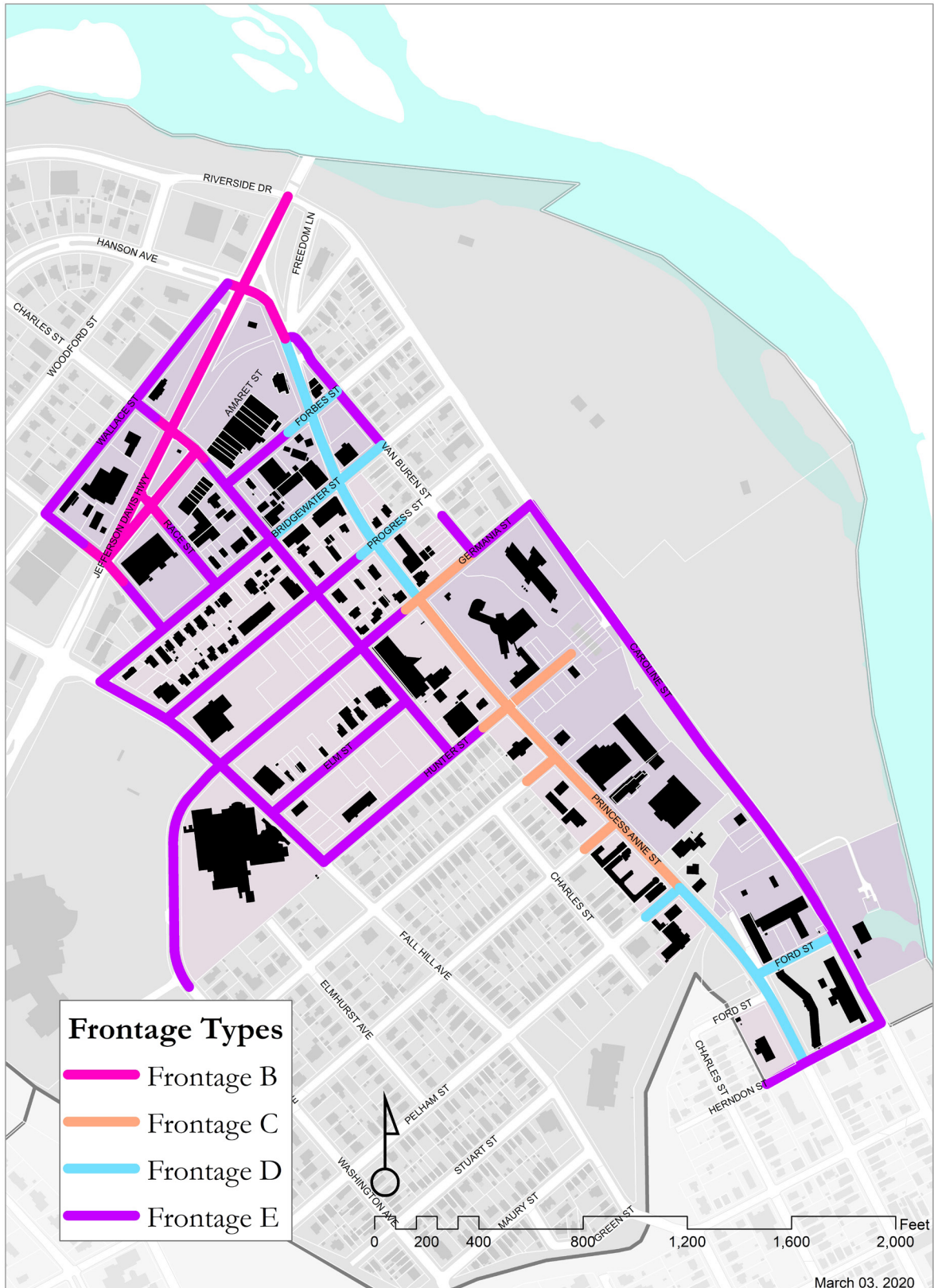


B. T-5M and T-4M Frontage Maps.

- i. The “T-4M and T-5M Frontage Map Small Area 6” dated March 3, 2020 (Figure 7) assigns the frontages within the T-5M and T-4M Transects within Area 6 - Princess Anne Street / Route 1 North.

Figure 7:

T-4M and T-5M Frontage Map Small Area 6

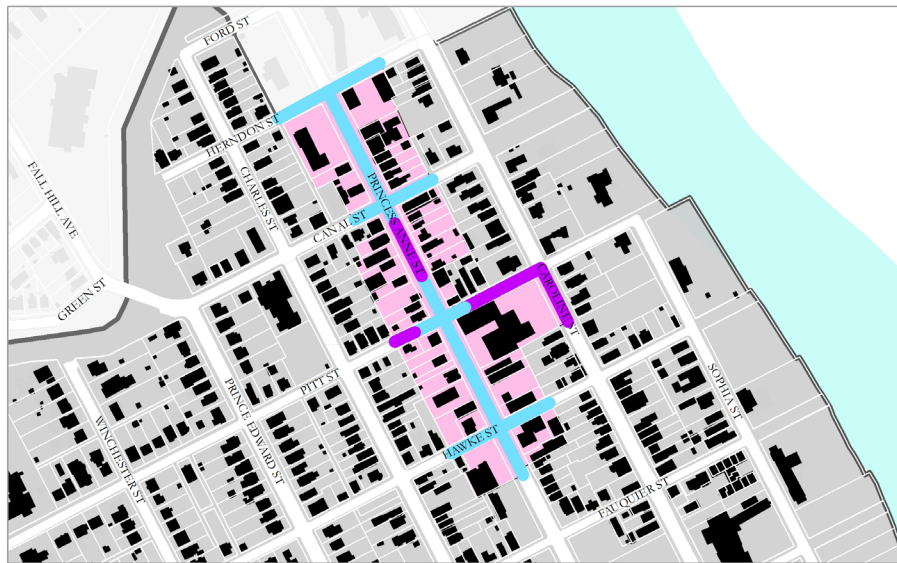




- i. The “T-4M Frontage Map Small Area Plan 7” (Figure8) assigns the frontages within the T-4M Transects within Area 7 - Downtown.

Figure 8:

T-4M Frontage Map Small Area 7  
April 1, 2021



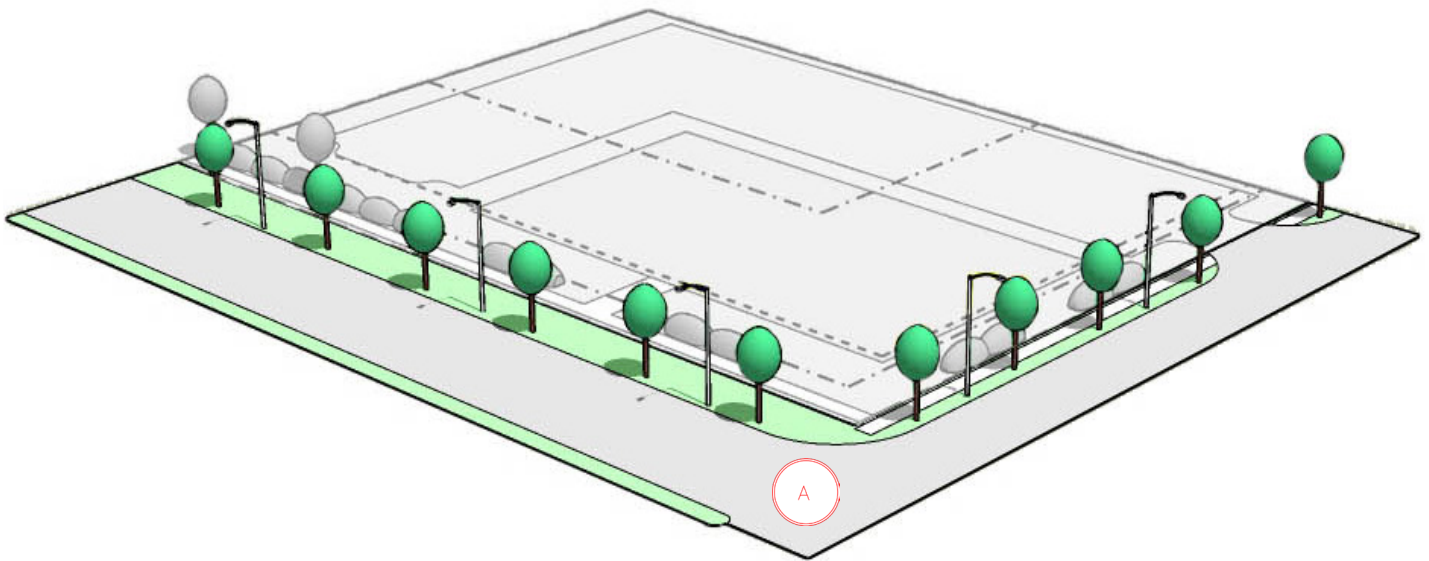
- C. New Frontages. The Zoning Administrator may designate Frontages where new or extended streets not designated on the preceding maps are created in accordance with the following:
- i. Frontage Type D - The Zoning Administrator shall designate the new street Frontage Type D where the proposed uses along the street include retail use and the street is a natural extension of an existing Frontage D.
  - ii. Frontage Type E - The Zoning Administrator shall designate all other new streets Frontage Type E.

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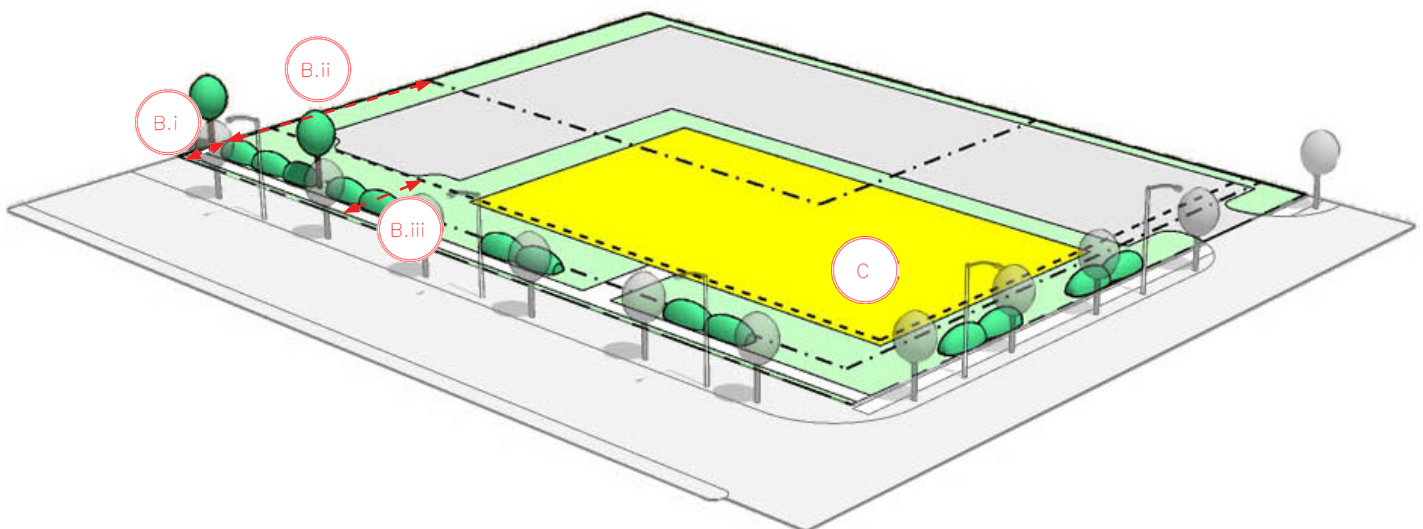
## 5-2. FRONTAGE A

Frontage A provides primarily motor vehicle access and visibility to the properties fronting on State Route 3. This frontage carries the highest volume of motor vehicle traffic to, from, and past the property. The engineering focus is to provide for motor vehicle movements along with sufficient landscaping and buffering to create a harmonious and attractive automotive gateway corridor. The design focus is to provide a safe and attractive streetscape. Where Type D frontage designations intersect a Type A frontage, the Type D frontage may extend along the Type A frontage a maximum distance of 250 feet.

Frontage A Public Component:



Frontage A Private Component and Building Type Permitted:





## A. Public Component:

A	i. Streetscape Elements:	a. No on-street parking required.
		b. Minimum 10 foot utility strip adjacent to the roadway.
		c. Automobile scaled street lights required (20 feet to 40 feet in height).
		d. Street trees required in conformance with § 72-55.6.

## B. Private Component:

B.i	i. Landscape area:	a. The Frontage shall contain a minimum 15-foot wide landscape area adjacent to the right-of-way line containing the following landscaping and a minimum 5-foot wide sidewalk along the entire frontage.
		b. Canopy street trees required (in addition to public frontage street trees).
		c. Locate required Foundation Plantings required by § 72-55.3 within Landscape Area.
		d. Locate any required Perimeter Landscaping Strips by § 72-55.2 within Landscape Area.
B.ii	ii. Building Placement / Build-to Zone:	a. The Build-to Zone is a minimum of 15 and a maximum of 80 feet from adjacent right-of-way or street easement line.
		b. The primary facade of the building shall be either completely within or to the rear of the Build-to Zone. A minimum of 75% of the primary facade shall be within the Build-To Zone.
		c. Along the most prominent frontage, a minimum of 66% of the length of the Build-to Zone shall contain building facades or Open Space.
B.iii	iii. Parking Lot Placement / Encroachments:	a. Parking lots shall be no closer to the street than adjacent primary building facades.
		b. One single or double loaded parking aisle, no more than 60 feet in width from parking space curb to parking space curb, may encroach in front of a fast-food or convenience store with gasoline sales use adjacent to a primary frontage.

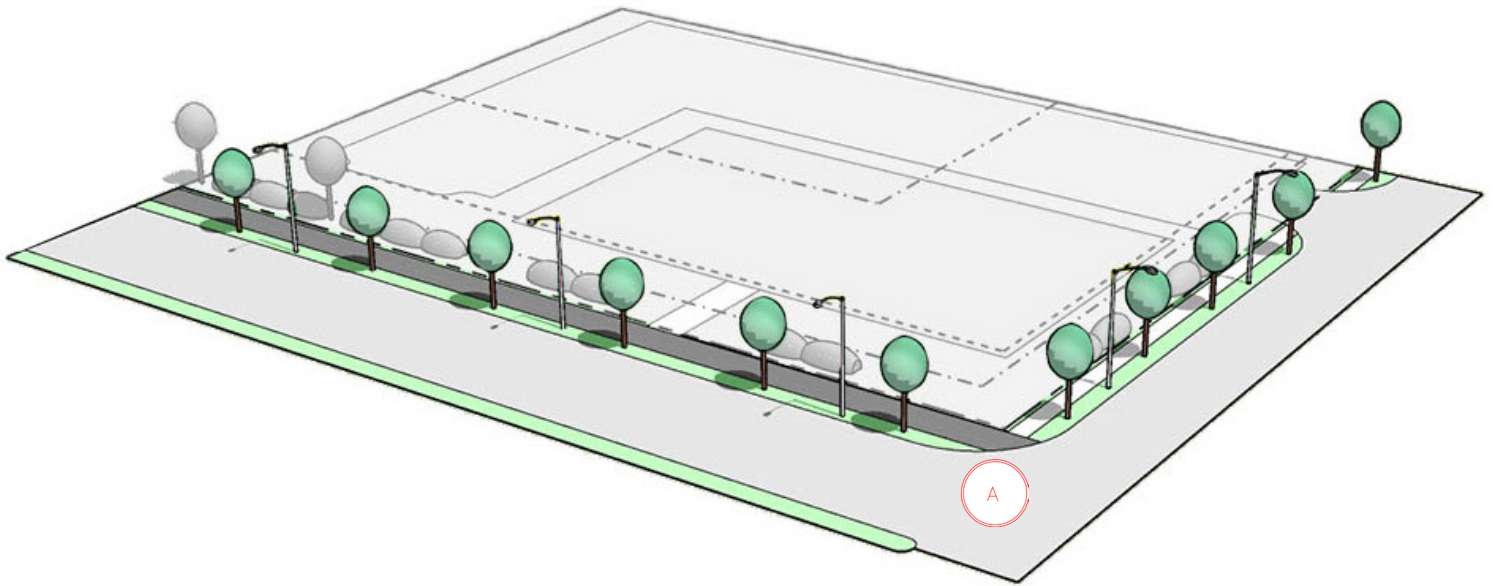
## C. Building Type Permitted:

C	i. Building Type Permitted:	a. Building Type 1 permitted.
		b. Building Type 4 required within Transitional Zones.
		c. Character Building Type permitted where designated on the Frontage Map.

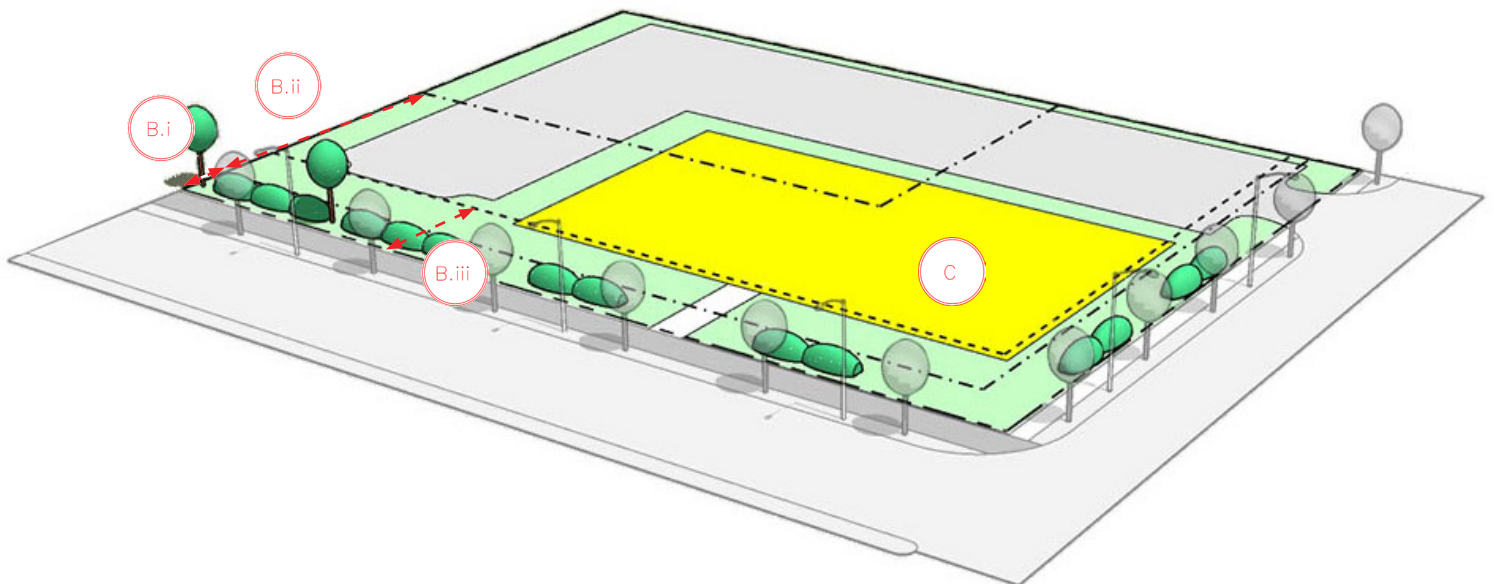
### 5-3. FRONTAGE B

Frontage B provides motor vehicle and pedestrian access and visibility to the property. This frontage carries predominantly motor vehicle traffic to, from, and past the property and is generally designated along the City's primary arterial highways other than State Route 3. The engineering focus is to provide for motor vehicle movements along with walkability and pedestrian safety. The design focus is to provide a safe and attractive streetscape. Where Type D frontage designations intersect a Type B frontage, the Type D frontage may extend along the Type B frontage a maximum distance of 250 feet.

Frontage B Public Component:



Frontage B Private Component and Building Type Permitted:



## A. Public Component:

A	i. Streetscape Elements:	a. No on-street parking required.
		b. Minimum 5-foot utility strip adjacent to roadway.
		c. Sidewalks and pathways shall be provided in accordance with § 72-52.6 Pedestrian Access and Bicycle Trails.
		d. Automobile scaled street lights required (20 feet to 40 feet in height).
		e. Street trees required in conformance with § 72-55.6.

## B. Private Component:

B.i	i. Landscape area:	a. A minimum 15-foot wide landscape area is required adjacent to the front property line.
		b. Locate foundation landscaping required by § 72-55.3 within Landscape Area.
		c. Locate perimeter landscaping strips required by § 72-55.2 within Landscape Area.
B.ii	ii. Building Placement / Build-to Zone:	a. The Build-to Zone is a minimum of 15 and a maximum of 80 feet from adjacent right-of-way or street easement line.
		b. A minimum of 75% of the primary façade of any building along a Primary frontage shall be within the Build-To Zone. The building may not project closer to the front lot line than the established minimum.
		c. Along the most prominent frontage, a minimum of 66% of the length of the total Build-To Zone within the Development shall contain building façades or Open Space.
B.iii	iii. Parking Lot Placement / Encroachments:	a. Parking lots shall be no closer to the street than adjacent primary building facades.
		b. One single or double loaded parking aisle, no more than 60 feet in width from parking space curb to parking space curb, may encroach in front of a fast-food or convenience store with gasoline sales use adjacent to a primary frontage.

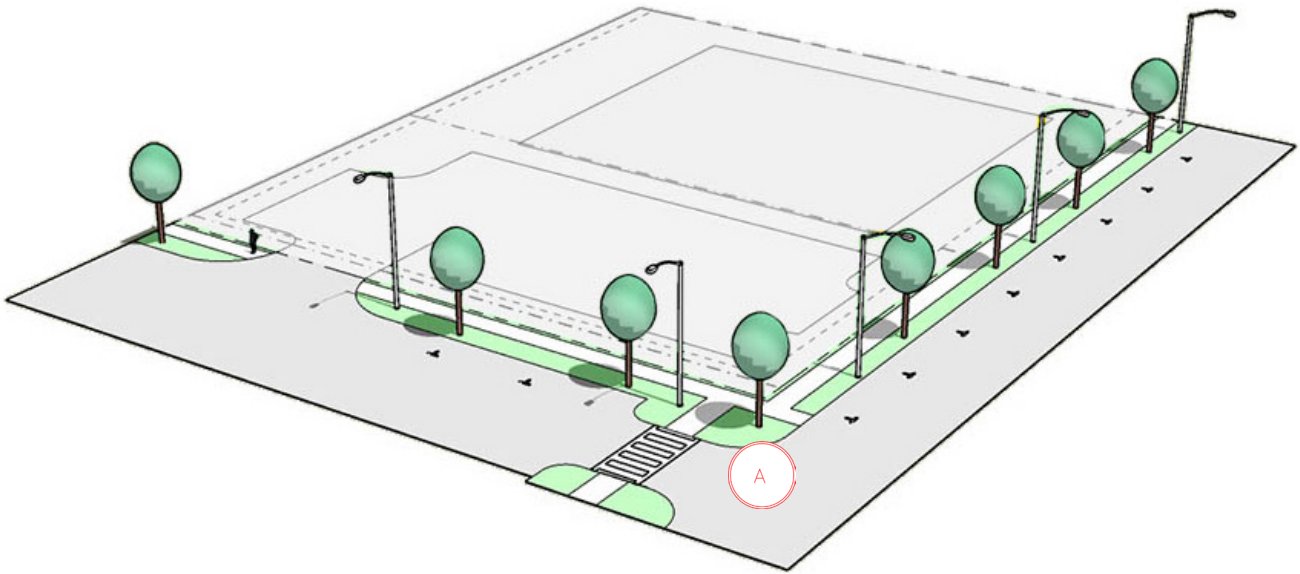
## C. Building Type Permitted:

C	i. Building Type Permitted:	a. Building Type 1 permitted.
		b. Building Type 4 required within Transitional Zones.
		c. Character Building Type permitted where designated on the Frontage Map.

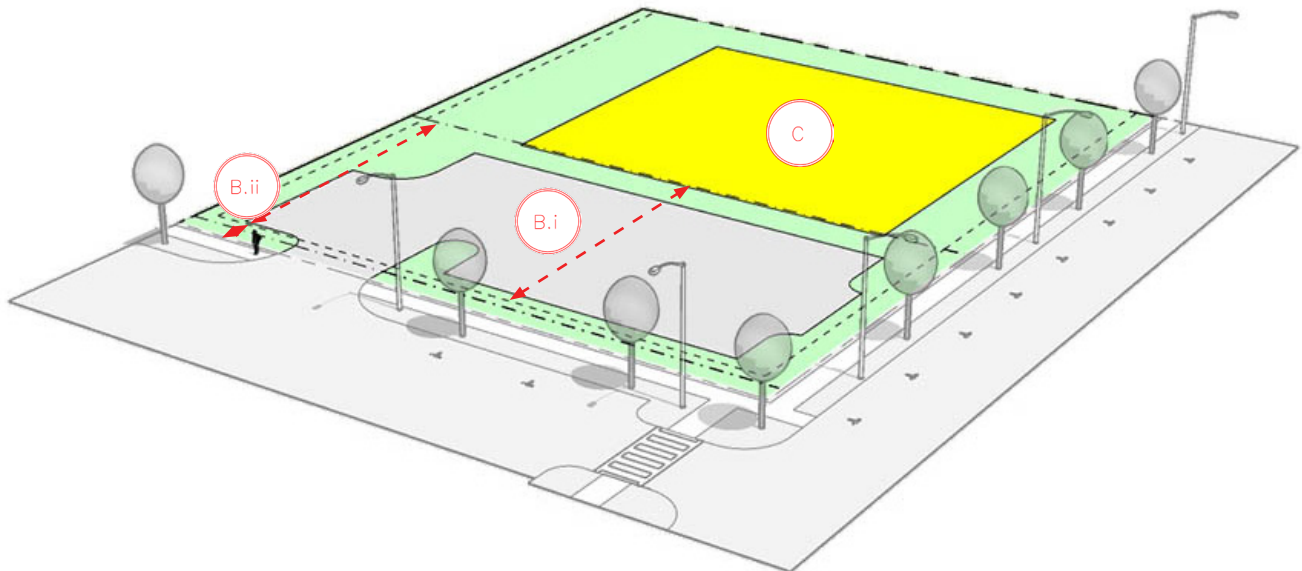
## 5.4 FRONTAGE C

Frontage C is intended to provide a continuous public and semi-public realm appropriate for conducting maker, production, and commercial activity along a major road. This frontage's main engineering focus is balancing truck and automobile traffic with high pedestrian activity. The design focus is to provide a complete multi-functional street.

Frontage C Public Component:



Frontage C Private Component and Building Type Permitted:





## A. Public Component:

A	i. Streetscape Elements:	a. Parallel on-street parking required.
		b. Minimum 5-foot utility strip required adjacent to roadway.
		c. Minimum 5-foot sidewalk required.
		d. Automobile scaled street lights required (20 feet to 40 feet in height).
		e. Street trees required in conformance with § 72-55.6.
		f. Curb extensions (bulb outs) to be required at intersections in the T-5C.
		g. Curb extensions (bulb outs) to be required along the most prominent frontage in the T-4M and T-5M where: <ul style="list-style-type: none"> <li>• There is an increase in the number of residential units or an increase in non-residential square footage;</li> <li>• The improvement is warranted under § 72-66; and</li> <li>• The lot is within an activity node, abutting a bicycle boulevard, or other improved pedestrian crossing in a Small Area Plan.</li> </ul>

## B. Private Component:

B.i	i. Building Placement / Build-to Zone:	a. The Build-to Zone is a minimum of 8 and a maximum of 80 feet from adjacent right-of-way or street easement line.
		b. A minimum of 75% of the primary façade of any building along a Primary frontage shall be within the Build-To zone. The building may not project closer to the front lot line than the established minimum.
		c. Along the most prominent frontage, a minimum of 50% of the length of the total Build-to Zone within the Development shall contain building façades. This shall not apply where a parking lot encroaches in front of a non-residential use as stated in 5-4.B.ii.b.
B.ii	ii. Parking Lot Placement / Encroachments:	a. Parking lots shall be no closer to the street than adjacent primary building facades.
		b. Parking lots serving solely non-residential uses may encroach in front of the building to a minimum of 8 feet from the right-of-way.

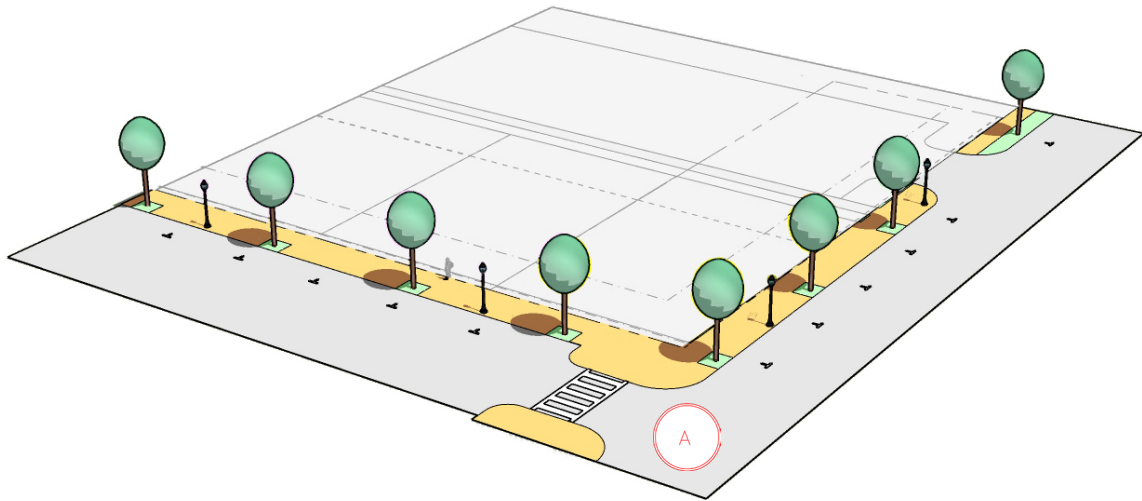
## C. Building Type Permitted:

C	i. Building Type Permitted:	a. Building Type 2 permitted.
		b. Building Type 4 required within Transitional Zones.
		c. Character Building Type permitted where designated on the Frontage Map.

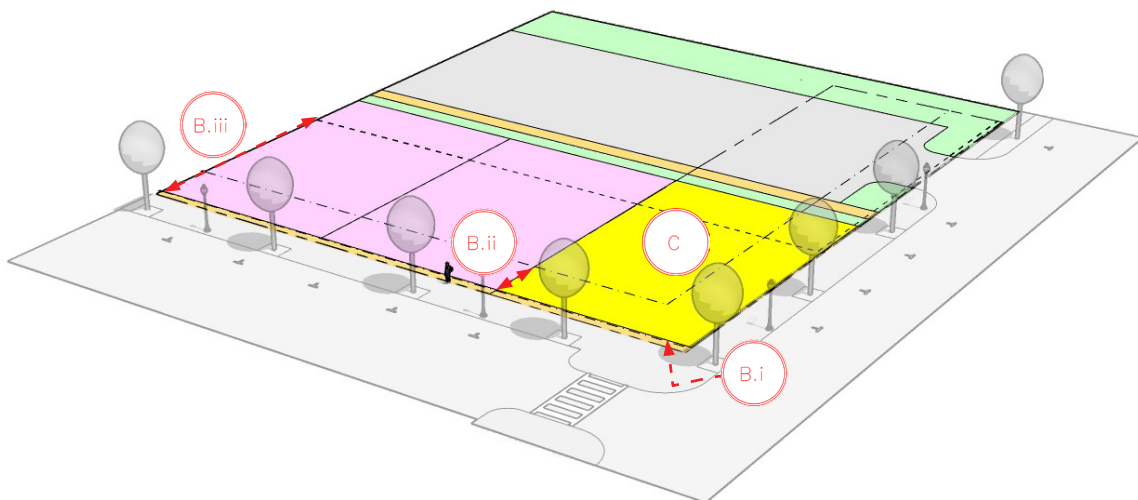
## 5-5. FRONTAGE D

Frontage D is intended to provide a continuous public and semi-public realm appropriate for conducting commercial activity at the pedestrian scale. This frontage's main engineering focus is providing wide sidewalks, canopy street trees, pedestrian scaled street furniture and minimal building setbacks so that the frontage serves as a gathering place for pedestrians and shoppers at the human scale. The frontage also carries a volume of motor vehicle traffic sufficient to support commercial activity to the property. The design focus is to provide a complete active street focused on pedestrian traffic.

Frontage D Public Component:



Frontage D Private Component and Building Type Permitted:



## A. Public Component:

A	i. Streetscape Elements:	a. Parallel on-street parking required. Angled on-street parking is permitted in the T-5C Transect.
		b. No utility strip required.
		c. Street trees conforming to the standards in § 72-55.6 to be planted in tree wells.
		d. Minimum 10 foot sidewalk required.
		e. Pedestrian scaled street lights required (10 feet to 16 feet in height).
		f. Curb extensions (bulb outs) to be required at intersections in the T-5C.
		g. Curb extensions (bulb outs) to be required along the most prominent frontage in the T-4M and T-5M where: <ul style="list-style-type: none"> <li>• There is an increase in the number of residential units or an increase in non-residential square footage;</li> <li>• The improvement is warranted under § 72-66; and</li> <li>• The lot is within an activity node, abutting a bicycle boulevard, or other improved pedestrian crossing in a Small Area Plan.</li> </ul>

## B. Private Component:

B.i	i. Extended Sidewalk Area:	a. Continuous sidewalk shall extend through private frontage to building facade or building adjacent to planting beds.
		b. Regular street furniture may be incorporated into the streetscape design in place of Foundation Plantings required by § 72-55.3.
B.ii	ii. Building Placement / Build-to-Zone:	a. The Build-to Zone is a minimum of 2 and a maximum of 15 feet from adjacent right-of-way or street easement line.
		b. A minimum of 75% of the primary façade of any building along a retail frontage shall be within the Build-To Zone. The building may not project closer to the front lot line than the established minimum.
		c. Along the most prominent frontage, a minimum of 75% of the length of the total Build-To Zone within the Development shall contain building façades or Formal Open Spaces.
B.iii	iii. Parking Lot Placement / Encroachments:	a. Minimum parking lot setback shall be 60 foot from the right-of-way or street easement line.
		b. No parking lot encroachment may occur along the most prominent frontage.
		c. On corner lots, parking lots may align with the side of the building along secondary frontages.

## C. Building Type Permitted:

C	i. Building Type Permitted:	a. Building Type 3 Permitted.
		b. Building Type 4 required within Transitional Zones.
		c. Character Building Type permitted where designated on the Frontage Map.

## 5-6. FRONTAGE E

Frontage E is intended to provide secondary motor vehicle pedestrian access and visibility to the property. This frontage carries a lower volume of motor vehicle traffic past the property. The engineering focus is to provide a transitional streetscape where heavy automobile infrastructure cedes primacy to pedestrian travel. The design focus is to provide a safe and attractive streetscape that includes canopy street trees and pedestrian-scaled street amenities.

Frontage E Public Component:

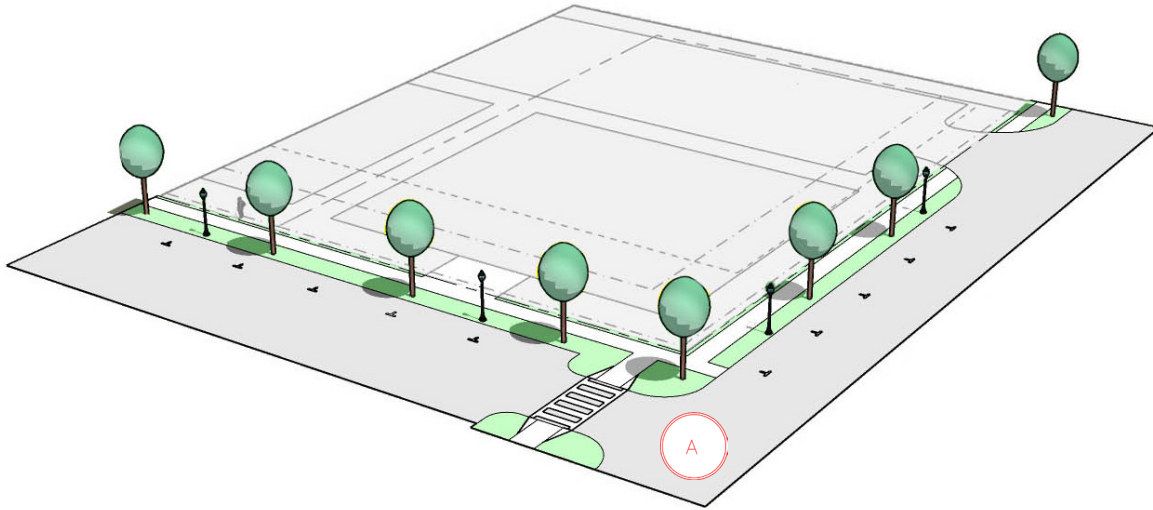
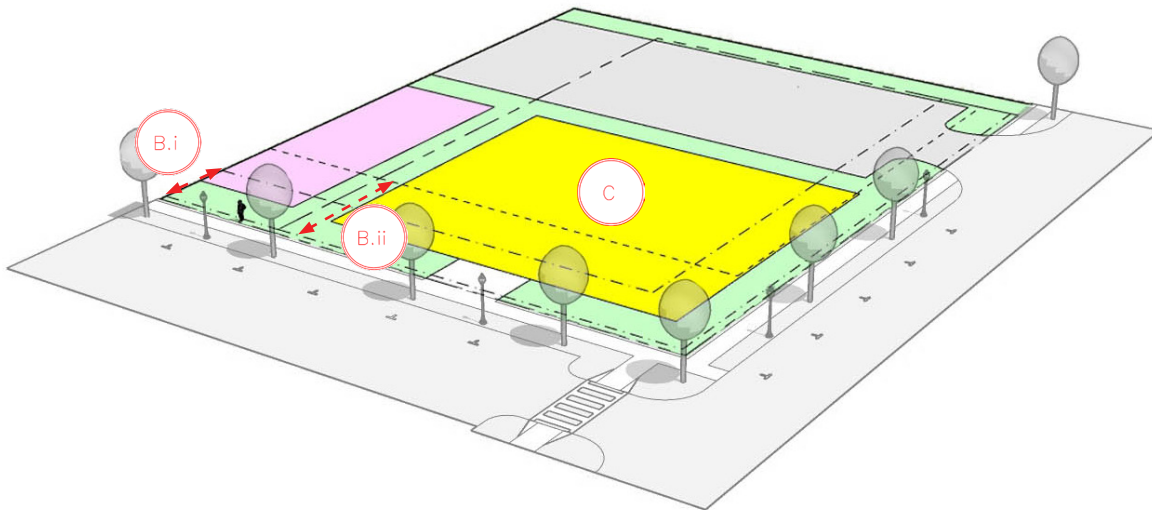


Figure E Private Component and Building Type Permitted:





## A. Public Component:

A	i. Streetscape Elements:	a. Parallel on-street parking required.
		b. Minimum 5-foot utility strip required adjacent to roadway.
		c. Minimum 5-foot sidewalk required.
		d. Pedestrian scaled street lights required (10 feet to 16 feet in height).
		e. Street trees required in conformance with § 72-55.6.
		f. Curb extensions (bulb outs) to be required at intersections in the T-5C.
		g. Curb extensions (bulb outs) to be required along the most prominent frontage in the T-4M and T-5M where: <ul style="list-style-type: none"> <li>• There is an increase in the number of residential units or an increase in non-residential square footage;</li> <li>• The improvement is warranted under § 72-66; and</li> <li>• The lot is within an activity node, abutting a bicycle boulevard, or other improved pedestrian crossing in a Small Area Plan.</li> </ul>

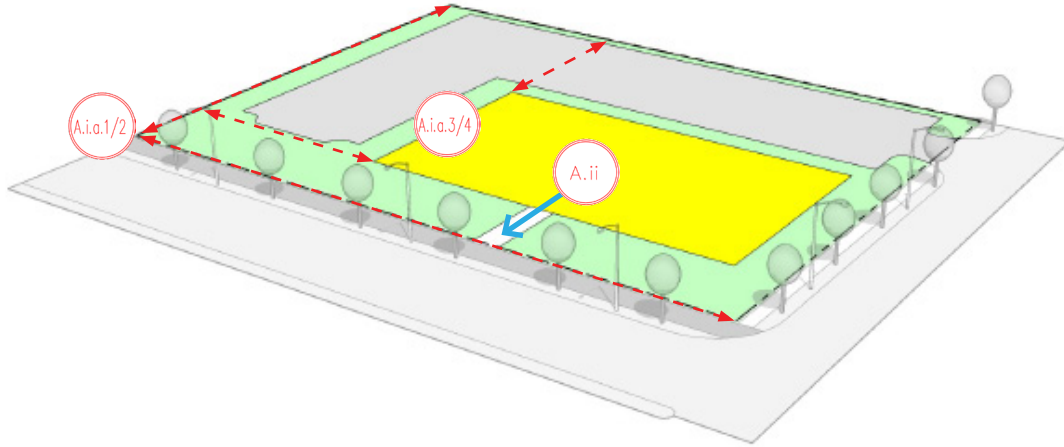
## B. Private Component:

B.i	i. Building Placement / Build-to Zone:	a. The Build-to Zone is a minimum of 2 and a maximum of 25 feet from adjacent right-of-way or street easement line.
		b. 75% of the primary façade of any building along a secondary frontage shall be within the Build-to Zone. The building may not project closer to the front lot line than the established minimum.
		c. Along the most prominent frontage, 75 % of the total Build-to Zone <del>along the designated secondary frontage</del> shall consist either of building facades, <del>General Open Spaces, or Formal</del> or Open Spaces.
B.ii	ii. Parking Lot Placement / Encroachments:	a. Parking lots shall be setback a minimum of 40 feet from the front property line.
		b. On corner lots, parking lots may align with the side of the building.

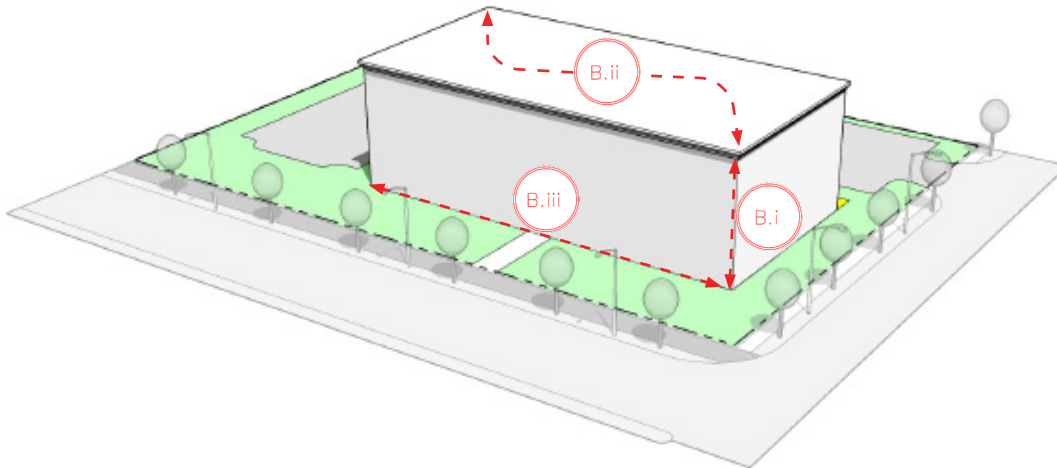
## C. Building Type Permitted:

C	i. Building Type Permitted:	a. Building Type 1 permitted in the T-5C Transect.
		b. Building Type 2 permitted in the T-4M and T-5M Transect.
		c. Building Type 4 required within Transitional Zones.
		d. Character Building Type permitted where designated on the Frontage Map.

Building Type 1 Building Placement and Orientation:



Building Type 1 Mass and Scale:



Building Type 1 Facade Activation:



## A. Building Placement and Orientation:

i. Building Placement:	a. Multifamily, non-residential, and mixed-use buildings:	
	A.i.a.1/2 1. Min. Lot Size:	None
	2. Min. Lot Width:	None
	3. Side Setbacks:	To internal property lines – None To external property lines - 15 foot minimum
	A.i.a.3/4 4. Rear Setbacks:	To internal property lines – None To external property lines – 15 foot minimum
	b. Single Family Attached and Detached:	
	1. Min. Lot Regulations:	In accordance with the R-12 bulk regulations
2. Side and Rear Setbacks:		
A.ii ii. Building Front Orientation:	a. The building front shall generally be parallel to the most prominent frontage type; and	
	b. The building front may face a Formal Open Space.	

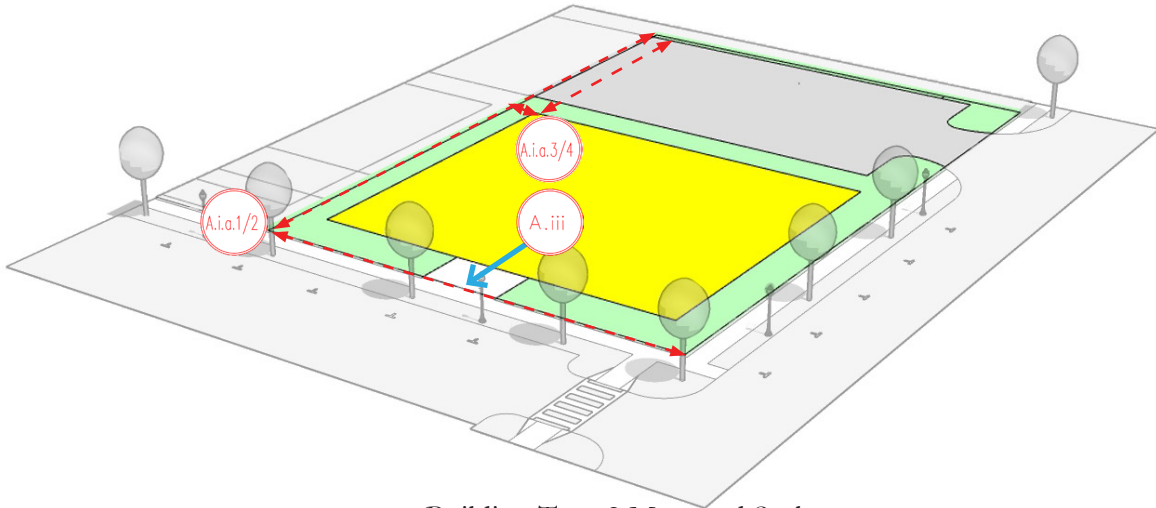
## B. Mass and Scale:

B.i i. Maximum Building Height:	By-right up to 50 feet and 4 stories; by Special Use Permit up to 65 feet and 5 stories.
B.ii ii. Maximum Building Floorplate:	N/A
B.iii iii. Maximum Building Width:	Maximum building width 150 feet.

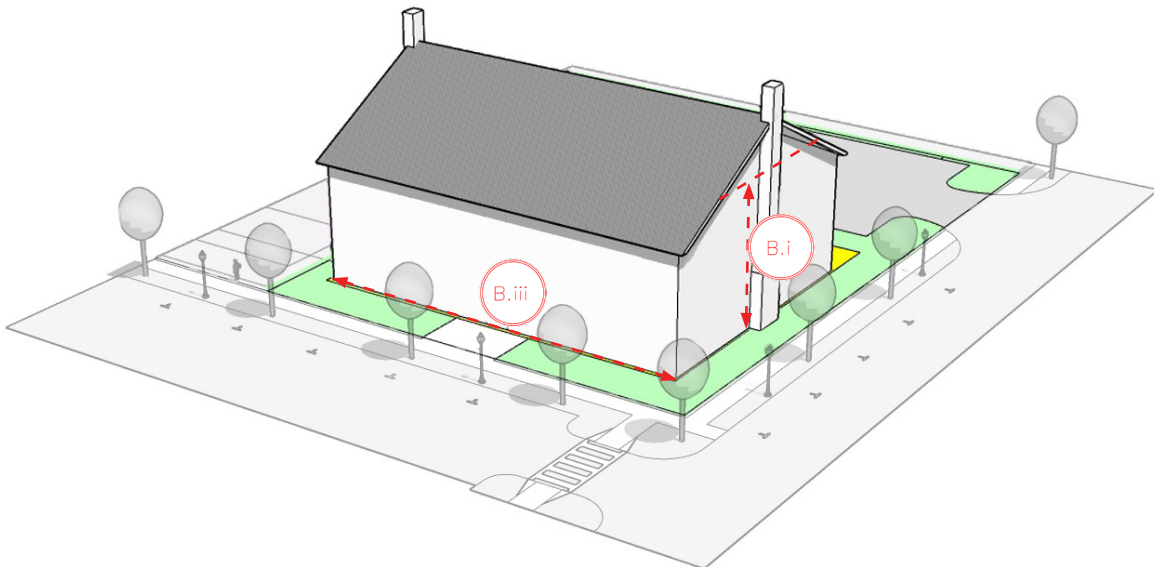
## C. Facade Activation:

C.i i. Entrance location / frequency:	a. At least one functional, pedestrian-accessible entrance shall be located on the building front and any adjacent Formal Open Space.
	b. A functional, pedestrian accessible entrance shall be located, at a minimum, every 70 linear feet along the building front.
	c. At least one functional, pedestrian-accessible entrance shall be provided for every 70 linear feet of building front.
C.ii ii. Minimum Total Facade Transparency:	15%
iii. Minimum First Floor Transparency:	N/A
iv. Minimum First Floor Height:	N/A

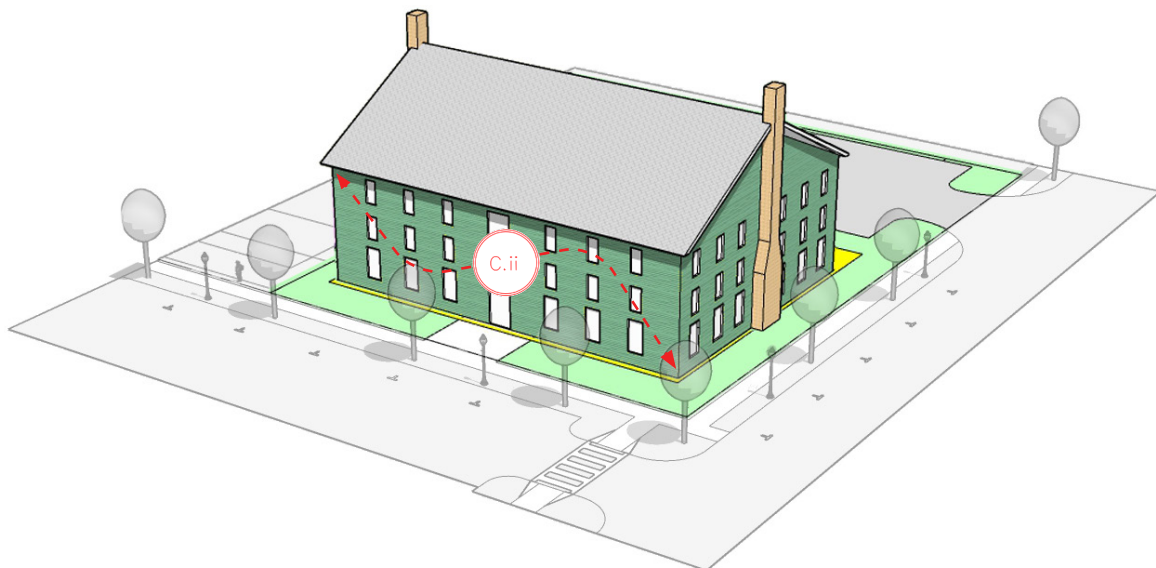
Building Type 2 Building Placement and Orientation:



Building Type 2 Mass and Scale:



Building Type 2 Facade Activation:





## A. Building Placement and Orientation:

i. Building Placement:	a. Multifamily, non-residential, and mixed-use buildings:	
	1. Min. Lot Size:	None
	A.i.a.1/2 2. Min. Lot Width:	None
	3. Side Setbacks:	10' minimum; Side setbacks on lots less than 7,500 square feet may be reduced in accordance with § 72-82.4B(2) <u>but each side yard shall be no less than two feet..</u>
	A.i.a.3/4 4. Rear Setbacks:	20 foot minimum
	b. Single family attached or detached:	
	1. Min. Lot Size:	In accordance with the R-8 bulk regulations
	2. Min. Lot Width:	
	3. Side Setbacks:	
	4. Rear Setbacks:	
iii ii. Building Front Orientation:	a. The building front shall generally be parallel to the most prominent frontage type; or	
	b. The building front may face a Formal Open Space.	

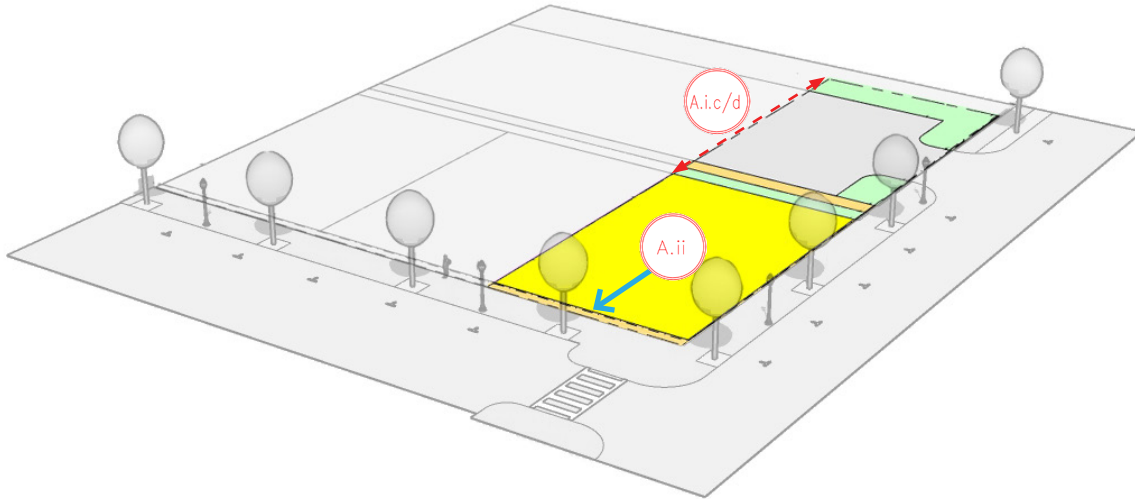
## B. Mass and Scale:

B.i	i. Maximum Building Height:	By-right up to 40 feet and 3 stories; by Special Use Permit up to 50 feet and 4 stories.
	ii. Maximum Building Floorplate:	25,000 square feet
B.iii	iii. Maximum Building Width:	Maximum building width 100 feet.

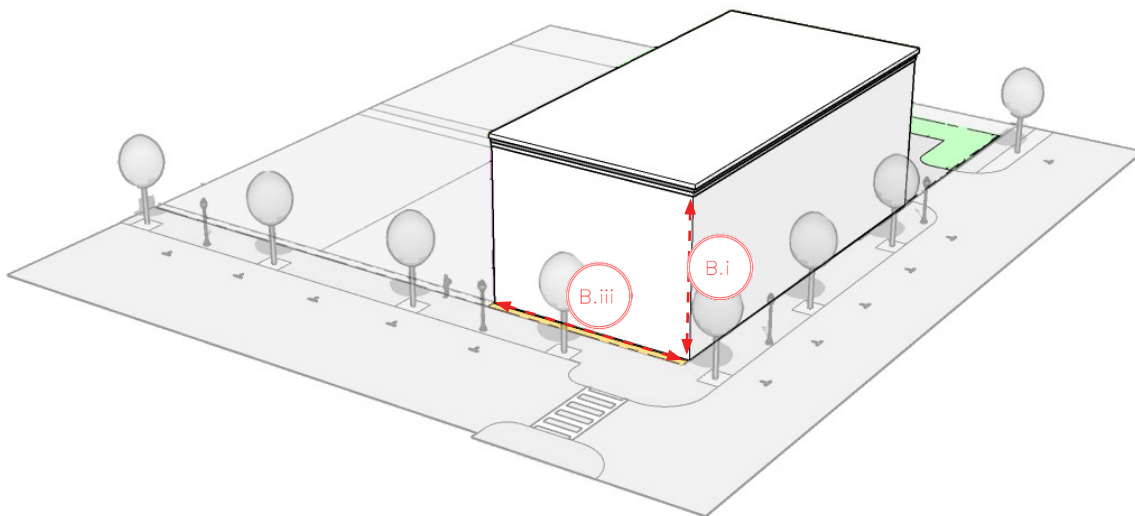
## C. Facade Activation:

C.ii	i. Entrance location / frequency:	a. At least one functional, pedestrian-accessible entrance shall be located, at a minimum, on the building front and any adjacent Formal Open Space.
		b. A functional, pedestrian accessible entrance shall be located, at a minimum, every 50 linear feet along the building front.
		c. A functional, pedestrian-accessible entrance shall be provided for every 50 linear feet of the building front.
	ii. Minimum Total Facade Transparency:	18%
	iii. Minimum First Floor Transparency:	N/A
	iv. Minimum First Floor Height:	N/A

Building Type 3 Building Placement and Orientation:



Building Type 3 Mass and Scale:



Building Type 3 Facade Activation:



## A. Building Placement and Orientation:

	i. Building Placement:	a. Min. Lot Size:	None.
		b. Min. Lot Width:	None.
		c. Side Setbacks:	None.
		d. Rear Setbacks:	20 foot minimum.
A.ii	ii. Building Front Orientation:	a.	The building front shall generally be parallel to the most prominent frontage type; or
		b.	The building front may face a Formal Open Space.

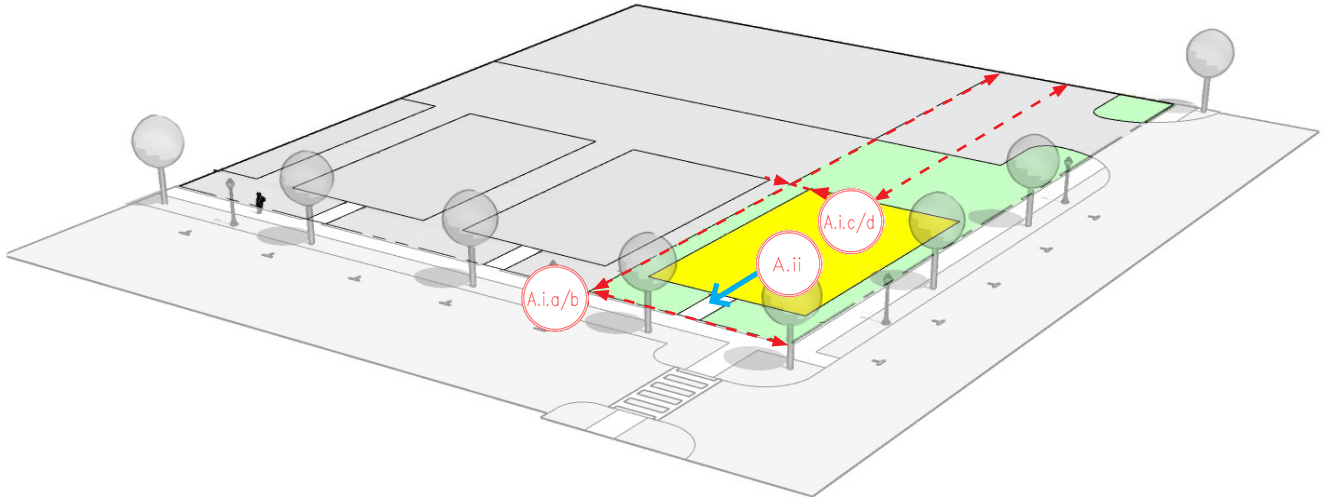
## B. Mass and Scale:

B.i	i. Maximum Building Height:	a.	Within the T-5C Transect, by-right up to 50 feet and 4 stories; by Special Use Permit up to 65 feet and 5 stories.
		b.	Within the T-5M and T-4M Transect, by-right up to 40 feet and 3 stories; by Special Use Permit up to 50 feet and 4 stories.
	ii. Maximum Building Floorplate:		25,000 square feet
B.iii	iii. Maximum Building Width:		Maximum building width 100 feet.

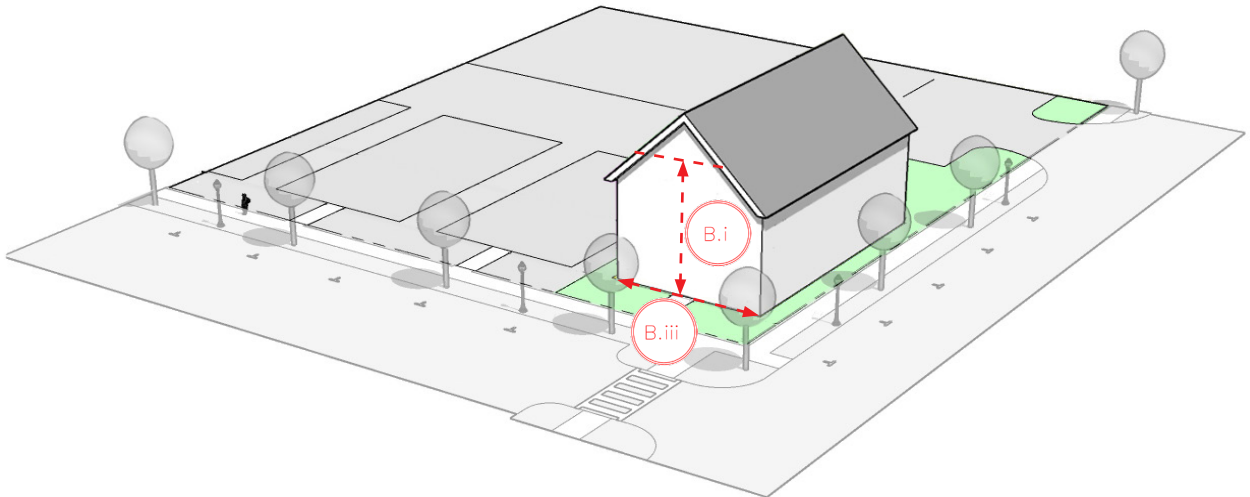
## C. Facade Activation:

	i. Entrance location / frequency:	a.	At least one functional, pedestrian-accessible entrance shall be located, at a minimum, on the building front and any adjacent Formal Open Space.
		b.	A functional, pedestrian accessible entrance shall be located, at a minimum, every 50 linear feet along the building front.
		c.	A functional, pedestrian-accessible entrance shall be provided for every 50 linear feet of the building front.
C.ii	ii. Minimum Total Facade Transparency:		20%
	iii. Minimum First Floor Transparency:		25%
C.iv	iv. Minimum First Floor Height:		14'

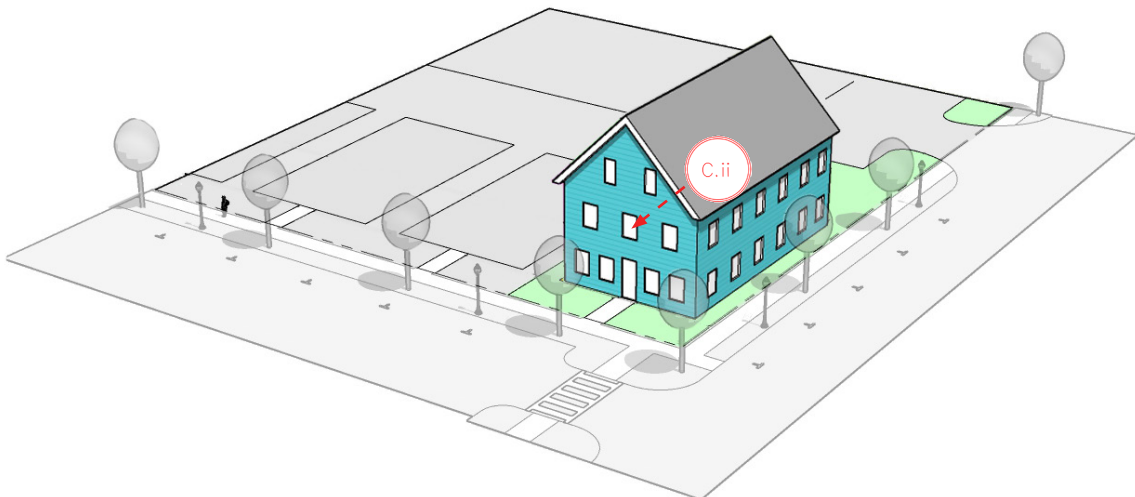
Building Type 4 Building Placement and Orientation:



Building Type 4 Mass and Scale:



Building Type 4 Facade Activation:





## A. Building Placement and Orientation:

i. Building Placement:	a. Min. Lot Size:	1,875 square feet.
	A.i.a/b b. Min. Lot Width:	18 feet.
	c. Side Setbacks:	5' minimum; Side setbacks on lots less than 7,500 square feet may be reduced in accordance with § 72-82.4B(2) <u>but each side yard shall be no less than two feet.. For attached units, side lot lines may coincide with party wall center lines.</u>
	A.i.c/d d. Rear Setbacks:	20 foot minimum.
A.ii ii. Building Front Orientation:	The building front shall generally be parallel to the most prominent frontage type; or	
	The building front may face a Formal Open Space.	

## B. Mass and Scale:

B.i	i. Maximum Building Height:	By-right up to 35 feet and 3 stories for a residential building or 25 feet or two stories for a non-residential or mixed-use building.
	ii. Maximum Building Floorplate:	6,000 square feet.
B.iii	iii. Maximum Building Width:	50 feet.

## C. Facade Activation:

	i. Entrance location / frequency:	At least one functional, pedestrian-accessible entrance shall be located, at a minimum, on the building front and any adjacent Formal Open Space.
C.ii	ii. Minimum Total Facade Transparency:	18%
	iii. Minimum First Floor Transparency:	N/A
	iv. Minimum First Floor Height:	N/A
	v. Retail Permitted:	In the T-5C Transect, except for an Artist Studio, the uses identified as "Retail Sales and Services" in Table 72-40.2 shall not be permitted within Building Type 4.

## CHAPTER 7: AREAS OF UNIQUE ARCHITECTURAL VALUE – CREATIVE MAKER DISTRICT

7-1. The Creative Maker District constitutes an area of unique architectural value located within a redevelopment district, and is therefore designated as an architectural preservation district, encompassing such area.

A. The following buildings from the late 19th and early 20th century possess unique architectural character and are set forth as “character structures” for the Creative Maker District:

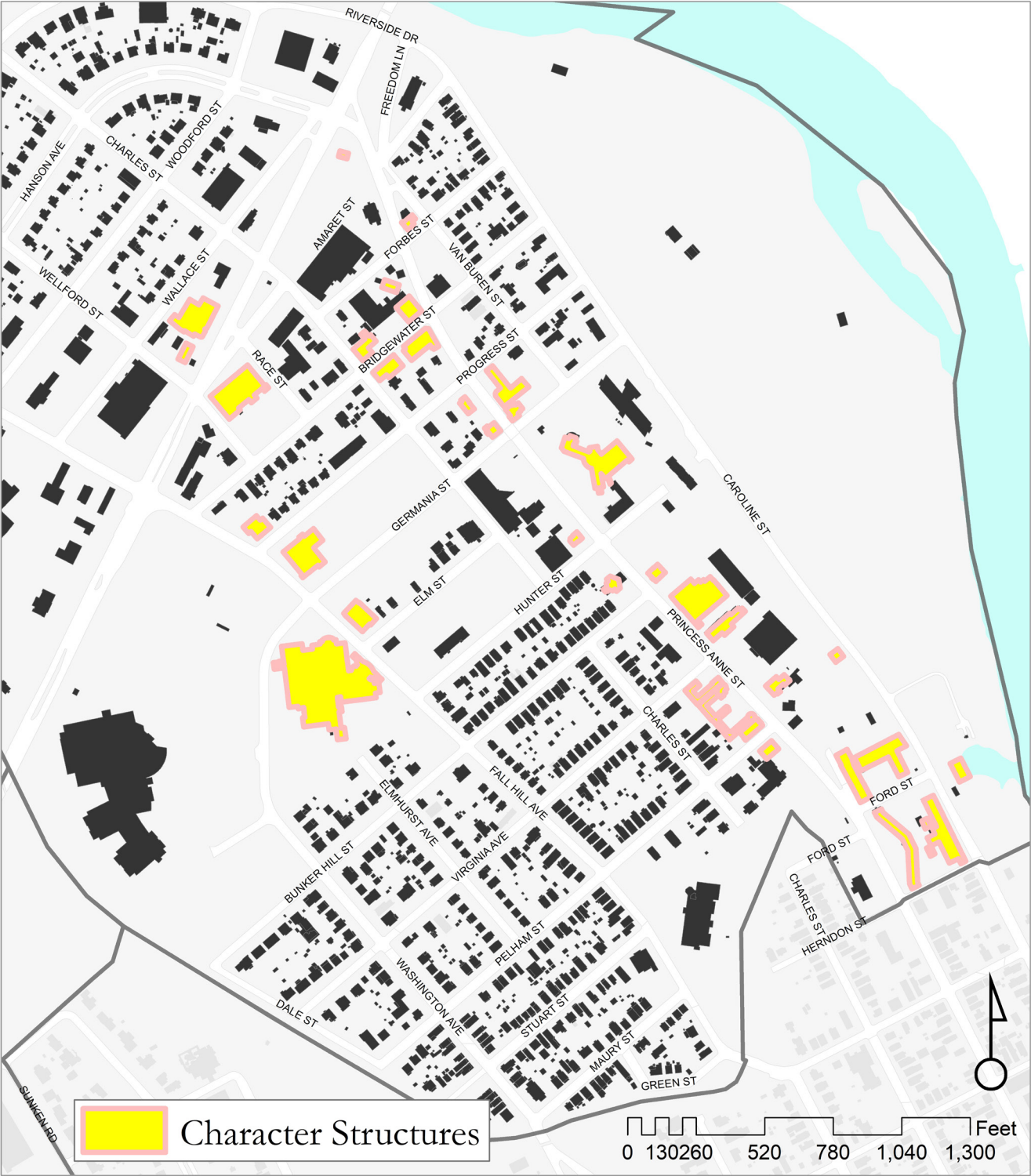
- i. C.W. Wilder and Co. Silk Mill (1889) - 1700 Caroline Street
- ii. Washington Woolen Mills Pants Factory (1909) - 203 Ford Street
- iii. Billiards Hall (1909) - 2619 Princess Anne Street
- iv. Embrey Power Plant (1910) - 1709 Caroline Street
- v. Germania Mills (1917) - 1900 Caroline Street
- vi. Former National Bank Kitchen (1839) - 2800 Princess Anne Street
- vii. House (1890) - 1507 Princess Anne Street
- viii. House (1891) - 1505 Princess Anne Street
- ix. House (1892) - 1509 Princess Anne Street
- x. House (1893) - 1418 Princess Anne Street
- xi. Duplex (1900) - 621 Lafayette Boulevard
- xii. Duplex (1900) - 1500 Princess Anne Street
- xiii. House (1900) - 1603 Princess Anne Street
- xiv. House (1900) - 1605 Princess Anne Street
- xv. Anne's Grill (1900) - 1609 Princess Anne Street
- xvi. House (1902 - 1502 Princess Anne Street
- xvii. Roxbury Industrial Building 2 (1903) - 606 Wolfe Street
- xviii. House (1915) - 615 Lafayette Boulevard
- xix. Duplex (1919) - 1414 Princess Anne Street
- xx. House (1919) - 1516 Princess Anne Street
- xxi. Frazier Wood (1929) - 621 Jackson Street
- xxii. Mill Race Commons (1929) - 725 Jackson Street
- xxiii. Mixed-Use Office and Residential (1929) - 618 Kenmore Avenue
- xxiv. House (1929) - 613 Lafayette Boulevard
- xxv. House (1929) - 619 Lafayette Boulevard
- xxvi. House (1929) - 626 Lafayette Boulevard
- xxvii. House (1929) - 1508 Princess Anne Street

B. The following buildings relate to the primary period of significance for the Creative Maker District, the mid-20th century expansion of the highway system, and are set forth as “character structures” for the Creative Maker District:

- i. Kenmore Hosiery (1947) - 400 Amaret Street
- ii. Building (1954) - 316 Bridgewater Street
- iii. Auto Parts (1956) - 317 Bridgewater Street
- iv. Mary Washington Hospital (1949) - 2300 Fall Hill Avenue
- v. Medical Arts Building (1964) - 2301 Fall Hill Avenue
- vi. PNC Bank Headquarters (1975) - 2401 Fall Hill Avenue
- vii. Office Building (1964) - 2501 Fall Hill Avenue
- viii. Blanton Motor Court (1952) - 417 Jefferson Davis Highway
- ix. Auto Service (1955) - 429 Jefferson Davis Highway
- x. Motel (1957) - 1912 - 1914 Princess Anne Street
- xi. Filling Station (1919) - 2404 Princess Anne Street
- xii. Burgess Service Station (1922) - 1810 Princess Anne Street
- xiii. Hotel Wakefield (1928) - 1701 Princess Anne Street
- xiv. Dowling Mills (1936) - 1801 Princess Anne Street
- xv. Retail and Apartment Building (1948) - 1900 Princess Anne Street
- xvi. Inter-State Ice Co. (1939) - 1901 Princess Anne Street
- xvii. Payne Motor Court (1950) - 1902-1910 Princess Anne Street
- xviii. Show Room and Garage (1948) - 1919 Princess Anne Street
- xix. Filling Station (1939) - 2105 Princess Anne Street

- xx. Coca Cola Bottling Co. (1939) - 2011 Princess Anne Street
- xxi. (Original) Hardee's (1965) - 2100 Princess Anne Street
- xxii. Carl's Ice Cream (1954) - 2200 Princess Anne Street
- xxiii. Hotel Stratford (1926) - 2217 Princess Anne Street
- xxiv. 2400 Diner (1955) - 2400 Princess Anne Street
- xxv. Modern Beauty Shop (1929) - 2401 Princess Anne Street
- xxvi. Auto Sales and Repair (1930) - 2415 Princess Anne Street
- xxvii. Monroe Motors (1954) - 2506-2508 Princess Anne Street
- xxviii. Auto Service (1948) - 2600 Princess Anne Street, 301 - 305 Bridgewater Street
- xxix. Itemarco Corp. Station (1956) - 2610 Princess Anne Street
- xxx. Automotive Center (1924) - 620 Lafayette Boulevard
- xxxi. Top Notch Auto (1929) - 610 Kenmore Avenue
- xxxii. Immaculate Detailing (1929) - 1401 Princess Anne Street
- xxxiii. Labor Finders (1929) - 1518 Princess Anne Street
- xxxiv. House (1929) - 1510 A Princess Anne Street
- xxxv. Eubank's Automotive (1929) - 1510 B Princess Anne Street
- xxxvi. Roxbury Store (1930) - 601 Lafayette Boulevard
- xxxvii. Roxbury Industrial Building (1930) - 600 Wolfe Street
- xxxviii. Old Town Creamery (1939) - 509 Jackson Street
- xxxix. Jackson Street Lofts (1939) - 601 Jackson Street
- xl. Kenmore Cleaners (1939) - 510 Kenmore Avenue
- xli. Lafayette Tire Center (1939) - 614 Lafayette Boulevard
- xl.ii. Restaurant and Residential (1939) - 1317 Princess Anne Street
- xl.iii. MiiGiis (1939) - 512 Wolfe Street
- xliv. Mills Roofing (1939) - 514 Wolfe Street
- xl. v. Office (1939) - 526 Wolfe Street
- xlvi. Restaurant (1940) - 622 Kenmore Avenue
- xl. vii. Mills Roofing (1941) - 516 Wolfe Street
- xl. viii. International Autos (1943) - 1319 Princess Anne Street
- xl. ix. Retail Building (1949) - 1409 Princess Anne Street
- l. Retail Building (1949) - 1411 Princess Anne Street
- li. Old Safeway (1949) - 1419 Princess Anne Street
- lii. Barber Shop (1949) - 1504 Princess Anne Street
- lii. iii. Wegener Metal Arts (1950) - 520 Wolfe Street
- liv. Industrial (1950) - 522 Wolfe Street
- lv. Dealership (1953) - 500 Lafayette Boulevard
- lvi. Eyeclips (1954) - 622 Charlotte Street
- lvii. Diability Resource Center (1954) - 1501 Princess Anne Street
- lviii. Printers (1959) - 502 Kenmore Avenue
- lix. Pattons Automotive (1959) - 504 Kenmore Avenue
- lx. Industrial (1959) - 600 Lafayette Boulevard
- lxi. Automotive Service (1959) - 627 Lafayette Boulevard
- lxii. Storefront (1959) - 1623 A Princess Anne Street
- lxiii. Warehouse (1959) - 1623 B Princess Anne Street
- lxiv. Industrial (1959) - 614 Wolfe Street
- lxv. Industrial (1964) - 612 Wolfe Street

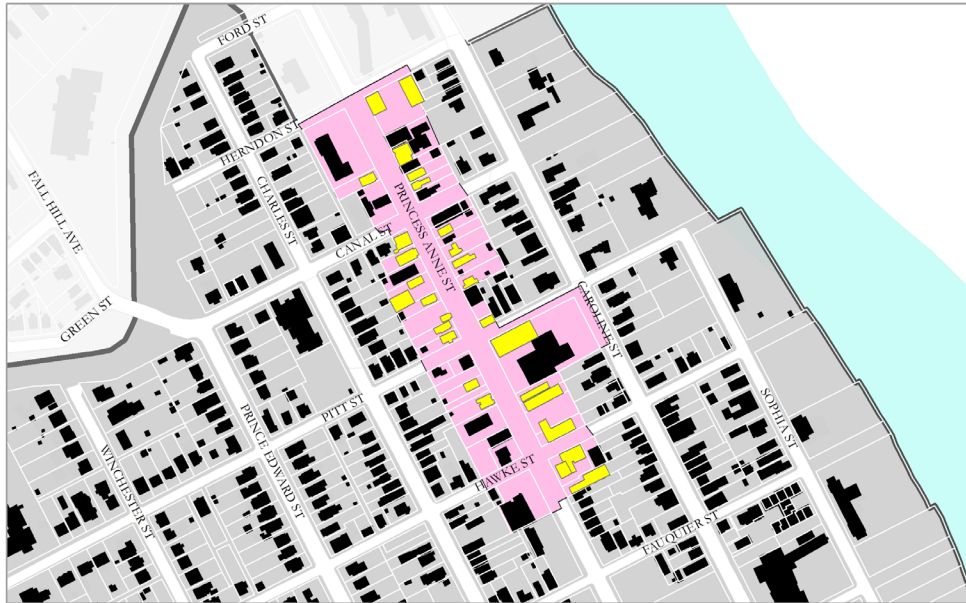
T-4M and T-5M Character Structure Map Small Area 6





# T-4M Character Structure Map Small Area 7

## February 25, 2021



- C. Design review required. The following forms of development, located on lands within the Creative Maker District, shall be required to obtain approval by the Zoning Administrator or, on appeal, by the City Council, as being architecturally compatible with the character structures of the district:
- i. New construction, and
  - ii. Exterior alterations to a principal or accessory building or structure.
- D. The Zoning Administrator is authorized to approve, approve subject to conditions, or disapprove an application for the foregoing forms of development. The Zoning Administrator shall consider only those design features subject to view from the public right-of-way (not to include alleys) or City-owned property and shall not make any requirements except for the purpose of encouraging development that is architecturally compatible with the character structures of the Creative Maker District.
- E. Review criteria. New construction and exterior alterations to a principal or accessory building or structure in the Creative Maker District shall be architecturally compatible with the character structures of the district. The Zoning Administrator shall apply the following criteria to that end:

i. Building Elevation:	The building elevation shall be either vertically oriented or horizontally oriented based on the patterns of surrounding buildings.
ii. Permitted Materials:	a. Permitted primary building materials are brick, stone, stucco, wood / wood composite / cementitious siding, and non-corrugated metal.
	b. Accent and trim materials may be any of the primary building materials or vinyl.
iii. Equipment screening:	Utility and service functions shall be designed so that they are screened from adjacent streets.

- F. Alterations or reuse of character structures. Character structures may utilize the following standards if the existing structure is retained on-site.
- i. General In order to prioritize the preservation of these structures, a character structure shall not be subject to the Private Component requirements along a frontage. The following standards shall be used instead. If the building is expanded non-conforming site conditions shall be brought into conformance in accordance with § 72-66.
  - ii. Character structures may use the following Private Frontage Standards in place of the general Private Frontage Standards:

a. Building Placement / Build-to Zone:	No building or accessory structure in the same Development as a character structure shall encroach upon the sight line to the character structure. The sight line is the hypotenuse of a triangle where one leg extends from the front corner of a Character Structure to a perpendicular point on the centerline of the adjacent street parallel to the Building Front and another leg extends along the centerline of that street a distance of 250 feet.
b. Parking Lot Placement / Encroachments:	Parking lots may retain their positioning on the site but should be brought into conformance with § 72-53.1.D Configuration as much as practicable.

- iii. Character structures may use the following Building Type Standards in place of both the general building type standards:

- a. Building Placement and Orientation:

1. Building Placement:	i. Min. Lot Size:	1,875 square feet.
	ii. Min. Lot Width:	18 feet.
	iii. Side Setbacks:	5' minimum; Side setbacks on lots less than 7,500 square feet may be reduced in accordance with unless reduced based on § 72-82.4B(2).
	iv. Rear Setbacks:	20 foot minimum.
2. Building Front Orientation:		The building may retain its existing orientation to the street.

b. Mass and Scale:

1. Maximum Building Height:	i. 35 feet and 3 stories; or
	ii. Additions to character structures taller than 35 feet may adhere to the existing maximum height of the building.
2. Maximum Building Floorplate:	N/A
3. Maximum Building Width:	i. 50 feet; or
	ii. Additions to character structures wider than 50 feet may adhere to the existing building width.

c. Facade Activation:

i. Entrance location / frequency:	Any new entrances or opening shall be complimentary to the existing building pattern.
ii. Minimum Total Facade Transparency:	<del>18%</del> 15%
iii. Minimum First Floor Transparency:	N/A
iv. Minimum First Floor Height:	N/A

C. Review timing. The Zoning Administrator shall act to approve, approve with modification, or deny any request or application within 60 days of the official submission of the application. The Zoning Administrator shall memorialize his/her decision in writing and the Planning Office shall notify the applicant of the decision within 14 days. A notice of City action does not constitute general zoning approval for any structure, but is contingent upon the owner obtaining any other zoning approval required. A notice of City action issued under the provisions of this section shall expire one year after the date of such approval unless:

- i. A building or sign permit has been obtained and work begun; or
- ii. An extension has been granted by the Zoning Administrator, as appropriate, which shall not exceed six months.

D. Appeals.

- i. The applicant may appeal the Zoning Administrator's decision to the City Council, provided such appeal is filed in writing within 30 days from the date of the Zoning Administrator's decision. The appeal shall clearly set forth the grounds of the appeal, including the procedure or standard alleged to have been violated or misapplied by the Zoning Administrator. The City Council shall consult with the Zoning Administrator in relation to any appeal and may require documentation of any decision prior to hearing the appeal. The City Council may affirm, reverse, or modify the Zoning Administrator's decision. The City Council shall decide such appeal within 45 days of the date of the appeal.
- ii. The applicant may appeal the City Council's decision to the Circuit Court of the City by filing a petition at law setting forth the alleged illegality of the action of the City Council, provided such petition is filed within 30 days after the final decision is rendered by the City Council. The filing of the petition shall stay the decision of the City Council pending the outcome of the appeal to the Circuit Court. The court may reverse or modify the decision of the City Council, in whole or in part,

if it finds upon review that the decision of the City Council is contrary to law or that its decision is arbitrary and constitutes an abuse of discretion, or it may affirm the decision of the City Council.

## **CHAPTER 8: OPTIONAL FORMS OF DEVELOPMENT**

### **8-1. Purpose:**

- A. While one of the main purposes of form-based regulations is to provide predictability, it is recognized that high-quality development can also be accomplished other than by strict adherence to the prescribed forms of development allowed by this ordinance. Therefore, a certain degree of flexibility is allowed in certain cases in order to encourage creative designs that may generate different, but equally desirable, means of accomplishing the purposes of a prescribed form of development. These optional forms of development allow deviations from applicable regulations so long as the proposed development achieves the goals and objectives of a prescribed form and conforms to the provisions of Section 72-30:1.4.
- B. The Zoning Administrator may review and approve optional forms of development as by-right options, within the criteria described herein, as part of the general site plan approval process. The City Council may approve optional forms of development as part of a special use permit process.
- C. Design elements that are governed by Article 5 of the UDO may be modified in accordance with the provisions of that Article.
- D. Where a development proposal requires even greater flexibility, the developer may seek a special exception from City Council. Special exceptions shall be evaluated for consistency with the following criteria, and the City Council, in deciding whether to permit the Special Exception, shall consider the extent to which the proposed development, taken as a whole:
  - i. Advances the stated goals and objectives of the Small Area Plan, transect designation, and the purpose of the form based code regulation.
  - ii. Advances the stated purpose of each form based regulation or standard as applicable to the development as established in the Unified Development Ordinance.
  - iii. Is consistent with any applicable urban fabric standards.
  - iv. Is consistent with the intent of the regulations applicable to the street frontage in which it is located.
  - v. Is physically and functionally integrated with the built environment in which it is located.
  - vi. Promotes modes of transportation other than the automobile, including walking, biking, and transit.
  - vii. Creates a built environment that is in scale with pedestrian-oriented activities and provides visual interest and orientation for pedestrians; and
  - viii. Contributes to a mix of uses in the area that are compatible with each other and work together to create a memorable and successful place.
- E. Applying for an optional form of development requires written and website notice under § 72-21.9. After proper notice, the Zoning Administrator shall make a determination on the permissibility of the proposed optional form of development. These decisions may be appealed to the Board of Zoning Appeals in accordance with § 72-22.8.
- F. Nothing in this section shall be construed to limit or otherwise impair the right of any proper party to apply to the Board of Zoning Appeals for a variance from any of the regulations set forth in this Code, to the extent permitted by law, or to apply to the Zoning Administrator for an administrative modification or minor expansion of a nonconforming use pursuant to Section 72-24.2 or 72-24.3, respectively, in a proper case.

### **8-2. Optional forms of development – Urban Fabric Standards.**

- A. Purpose: To transform the organization of the land from ageing automobile-oriented infrastructure (dominant asphalt parking lots, commercial driveways, and separated single use developments) into a walkable urban fabric consisting of a network of streets and blocks that include formal open spaces, mixed uses, and transitional zones. The new urban fabric should effectively transition in scale and intensity towards adjacent development.
- B. Optional form of development:
  - i. Access:



Option --- Provide for interconnectivity through limited road or trail connections linking existing and proposed development where a complete street would add through traffic onto neighborhood streets.  
Design Guidelines --- The connection shall be a minimum of 50 feet wide and shall be safe, open, landscaped, and lit as appropriate. The connection shall contain a minimum 10 foot wide shared use trail.

ii. Transitional zones:

Option --- Permit the reuse of an existing building within a required Transitional Zone that does not meet the maximum building width requirement. For example, permitting the adaptive reuse of an existing shopping center building as a transitional use of the property would recognize that the full redevelopment of a site is an on-going evolution that may occur in several phases.

Design Guidelines --- The site around the building shall be modified so that the building fronts on a street and fits into a block network in conformance with the required standards. The façade shall be broken up to create the appearance of multiple buildings that would meet the maximum width requirement. Each portion of the façade shall be differentiated by changes in materials, rooflines and offsets in the façade plane as shall also contain an operable, active pedestrian entrance that breaks the mass of the façade.

8-3. Optional forms of development – Frontage Standards.

A. Purpose: To ensure the creation of safe, harmonious, and attractive public and semi-public corridors through the definition and activation of the public realm between the street and the building face, the definition and activation of yards and open spaces, and the transition between the development and adjoining uses.

B. Optional form of development:

i. Public frontage:

Option --- Provide for a safe and harmonious public realm with a cohesive streetscape where unusual situations, physiographic features, or existing roadway geometry create engineering challenges that require a deviation from the standards as written location, height, or width of the streetscape elements.

Design Guidelines --- Overall, the general character of the streetscape, including the provision of sidewalk or trails, the location of landscaping and trees, and the provision of lighting shall remain consistent with the intent of the frontage.

Option --- Provide for a safe and harmonious public realm with a cohesive street lighting system.

Design Guidelines --- On smaller infill lots along Princess Anne Street where historic street lighting (characterized by the metal fluted poles that extend along historic US Route 1 along Princess Anne Street and Lafayette Boulevard) exists, the applicant may rely on the existing street lighting to meet the public frontage street lighting standards.

ii. Private frontage:

Option --- Permit modified building placement, landscape area, and build-to-zone components for a semi-public edge where the development site abuts a street that fosters a connected environment through the site, enlivens the development's internal connections and spaces.

Design Guidelines --- The street frontage shall be enlivened through the creative use of landscaping, public art, water features, or other pedestrian amenities that provide visual interest. Options may also include consolidating portions of a required build-to-zone into a compact, high quality outdoor amenity space that is visible from the street. Examples include an outdoor café, swimming pool, fountain, plaza, garden, formal open space or similar area, or a combination thereof. The optional form shall be in reasonable proportion to the degree of difference between the prescribed private frontage requirements and the actual form provided.

8-4. Optional forms of development – Building Type Standards.

A. Purpose: To create inviting, walkable, and healthy environment by shaping and activating that public realm

and other public open spaces.

B. Optional Form of Development

i. Façade Activation and Building Materials:

Option --- Permit modified façade activation and building materials standards where an alternative building design creates an appropriate active and interesting facade that results in a safe and vibrant pedestrian scaled building envelope.

Design Guidelines --- The building elevation shall contain unique or exceptionally detailed architectural treatments or the reduction in transparency must be the result of a building's unique architectural character and style. Materials used shall retain their honesty. The building elevation shall contain a minimum of 5% transparency and shall contain at least one functional, pedestrian entrance on the building front. The amount of these elements required shall be in proportion to the degree of difference between the prescribed transparency and the actual transparency provided. Additional detailing and fenestration shall be prioritized toward the first floor elevation.

ii. Maximum building width and building floorplate:

Option --- Permit modified maximum building widths and floorplates where the building is designed with high architectural quality and style that minimizes the impact of the mass and scale of the building on the frontage.

Design Guidelines --- The building facades shall contain changes in materials and rooflines as well as strategic pattern of entrances and openings that break the mass of the façade into smaller components. The overall design of the building shall conform to the purpose of each frontage and building type.



**MOTION:**

**draft 2021 03 05**

**Regular Meeting**

**SECOND:**

**Ordinance No. 21 - \_\_**

**RE:**           **Rezoning approximately 24 acres of land located in Planning Area 7, designated as transect T-4M, to the Creative Maker District (CM) as recommended in the Small Area Plan for Area 7; and adopting transect maps and frontage maps for the district.**

**ACTION:**       **APPROVED; Ayes:0; Nays: 0**

**First read:**       \_\_\_\_\_ **Second read:** \_\_\_\_\_

**I.       Background Information**

City Council amended Chapter 11, "Planning Areas," of Part III, "Land Use," of the 2015 Comprehensive Plan to adopt a new small area plan for Planning Area 7 by adopting Resolution 20-72 at its meeting on September 8, 2020. The new small area plan designates approximately 25 acres of Planning Area 7 as T-4M (General Urban Maker). The small area plan then recommends that the City rezone this property to the newly established "Creative Maker District." The small area plan further recommends removal of all parcels designated as T-4M from the Princess Anne Corridor and Lafayette Boulevard Corridor Overlay Districts. Accordingly, Council now proposes to rezone the approximately 25 acres of land in Planning Area 7 designated as T-4M (General Urban Maker) to Creative Maker as recommended.

This zoning map amendment was initiated by City Council by adoption of Resolution 21-\_\_ on March 23, 2021. The Planning Commission held its public hearing on this amendment on \_\_\_\_\_, 2021, after which it voted to recommend the amendment. City Council held its public hearing on \_\_\_\_\_, 2021.

In adopting this ordinance, City Council has considered the applicable factors in Virginia Code §15.2-2284. The City Council has determined that public necessity, convenience, general welfare and good zoning practice favor this rezoning.

## II. Official Zoning Map Amendments

IT IS HEREBY ORDAINED by the Fredericksburg City Council that the official zoning map of the City of Fredericksburg, established pursuant to City Code §72-30, is amended as follows:

- A. The Official Zoning Map, prepared in accordance with City Code §72-30, is hereby amended by rezoning the following described land, consisting of 6.61 acres located in the Canal Quarter neighborhood, from Commercial Transitional (CT) to Creative Maker District (CM) zoning, and by removing these parcels from the Princess Anne Corridor Overlay District:

GPIN	Address	Acreage
7779-97-9363	1606 PR ANNE ST	0.09
7779-97-9413	1608-1616 PR ANNE ST	0.57
7789-06-1889	301 A & B PITT ST	0.09
7789-06-1890	302 PITT ST	0.07
7789-06-1939	1508 PR ANNE ST	0.09
7789-06-1955	1504-1506 PR ANNE	0.18
7789-06-1971	1502 PR ANNE ST	0.09
7789-06-2738	1420 PR ANNE ST	0.09
7789-06-2755	1418 PR ANNE ST	0.09
7789-06-2764	1416 PR ANNE ST	0.05
7789-06-2771	1412-1414 PR ANNE ST	0.14
7789-06-2843	1422 PR ANNE ST	0.07
7789-06-3507	1406 PR ANNE ST	0.18
7789-06-3578	1400 PR ANNE ST	0.10
7789-06-3615	1408 PR ANNE ST	0.21
7789-06-3925	1501 PR ANNE ST	0.02
7789-06-4435	1314 PR ANNE ST	0.36
7789-06-4776	1411 PR ANNE ST	0.09
7789-06-4783	1409 PR ANNE ST	0.09
7789-06-4898	1410-1414 CAROLINE ST	1.01
7789-06-5555	1317-1319 PR ANNE ST	0.19
7789-06-5609	1405 PR ANNE ST	0.20
7789-06-5634	1401 PR ANNE ST	0.12
7789-06-6501	1317 PR ANNE ST	0.10
7789-06-6518	206 HAWKE ST	0.08
7789-07-0098	1512 PR ANNE ST	0.12



7789-07-0182	1516 PR ANNE ST	0.11
7789-07-0188	1518 PR ANNE ST	0.06
7789-07-0218	1600 PR ANNE ST	0.20
7789-07-0492	1609 PR ANNE ST	0.07
7789-07-0564	1623 PR ANNE ST	0.40
7789-07-1013	1510 & 1510 1/2 PR ANNE ST	0.18
7789-07-1358	1605 PR ANNE ST	0.09
7789-07-1375	1603 PR ANNE ST	0.08
7789-07-1382	1601 PR ANNE ST	0.09
7789-07-1440	1607 PR ANNE ST	0.07
7789-07-2090	1503 PR ANNE ST	0.09
7789-07-2167	1511 PR ANNE ST	0.13
7789-07-2183	1507-1509 PR ANNE ST	0.14
7789-07-2205	1517 PR ANNE ST	0.07
7789-07-2232	1515 PR ANNE ST	0.10
7789-07-2250	1513 PR ANNE ST	0.08
7789-07-2268	208 CANAL ST	0.02
7789-07-3008	1505 PR ANNE ST	0.13

- B. The official zoning map, prepared in accordance with City Code §72-30, is hereby amended by rezoning the following described land, consisting of 12.25 acres located in the Wolfe Street Warehouse District neighborhood, from Commercial Downtown (CD) to Creative Maker District (CM) zoning:

GPIN	Address	Acreage
7779-93-9692	602 HANOVER ST	0.07
7789-02-3969	622 CHARLOTTE ST	0.27
7789-02-4972	622 CHARLOTTE ST REAR	0.12
7789-02-7913	600 JACKSON ST	1.05
7789-02-9668	607 609 LAFAYETTE BLVD	0.76
7789-02-9832	606 608 WOLFE ST	0.24
7789-02-9869	601 LAFAYETTE BLVD	0.40
7789-03-0693	725 KENMORE AVE	0.41
7789-03-2771	725 JACKSON ST	0.00
7789-03-2891	COMMON AREA COMMERCIAL	1.17
7789-03-3840	PARKING GARAGE	0.00
7789-03-4398	700 KENMORE AVE	0.16
7789-03-4712	725 JACKSON ST STE 210	0.00
7789-03-4781	709 KENMORE AVE	0.00
7789-03-4787	524 HANOVER ST	0.00

7789-03-4789	526 HANOVER ST	0.00
7789-03-4960	GARAGE SPACE	0.00
7789-03-4970	GARAGE SPACE	0.00
7789-03-4980	GARAGE SPACE	0.00
7789-03-4990	GARAGE SPACE	0.00
7789-03-5035	608 JACKSON ST	1.30
7789-03-5575	701 KENMORE AVE	1.41
7789-03-5642	707 KENMORE AVE	0.17
7789-03-5680	CHARLOTTE ST	0.00
7789-03-5681	CHARLOTTE STREET	0.00
7789-03-5692	CHARLOTTE ST	0.00
7789-03-5693	CHARLOTTE ST	0.00
7789-03-5701	711 KENMORE AVE	0.00
7789-03-5731	713 KENMORE AVE	0.00
7789-03-5749	717 B KENMORE AVE	0.00
7789-03-5761	715 KENMORE AVE	0.00
7789-03-5779	717 A KENMORE AVE	0.00
7789-03-5800	721 KENMORE AVE	0.00
7789-03-5820	719 KENMORE AVE	0.00
7789-03-5825	COMMON AREA	0.63
7789-03-6284	COMMON AREA	0.71
7789-03-6293	621 JACKSON ST	0.00
7789-03-6351	632 KENMORE AVE	0.40
7789-03-6637	GARAGE SPACE	0.00
7789-03-6647	GARAGE SPACE	0.00
7789-03-6658	GARAGE SPACE	0.00
7789-03-6669	GARAGE SPACE	0.00
7789-03-6735	GARAGE SPACE	0.00
7789-03-6744	GARAGE SPACE	0.00
7789-03-6753	GARAGE SPACE	0.00
7789-03-6762	GARAGE SPACE	0.00
7789-03-7139	621 JACKSON ST	0.00
7789-03-7193	619 JACKSON ST	0.04
7789-03-7212	621 JACKSON ST	0.00
7789-03-7222	621 JACKSON ST	0.00
7789-03-7242	621 JACKSON ST	0.00
7789-03-7252	621 JACKSON ST	0.00
7789-03-7299	620 KENMORE AVE	0.16
7789-03-7340	622 KENMORE AVE	0.15
7789-03-8068	603 JACKSON ST	0.04
7789-03-8105	617 JACKSON ST	0.03
7789-03-8126	615 JACKSON ST	0.03

7789-03-8138	613 JACKSON ST	0.03
7789-03-8170	605 JACKSON ST	0.03
7789-03-8176	611 JACKSON ST	0.03
7789-03-8192	607 JACKSON ST	0.03
7789-03-8248	618 KENMORE AVE	0.16
7789-03-9103	609 JACKSON ST	0.03
7789-03-9146	621 JACKSON ST	0.00
7789-03-9147	621 JACKSON ST	0.00
7789-03-9158	621 JACKSON ST	0.00
7789-03-9171	601 JACKSON ST	0.25
7789-03-9208	616 KENMORE AVE	0.18
7789-12-0968	509-515 JACKSON & 526 A B WOLFE ST	0.35
7789-13-0044	526 WOLFE ST	0.07
7789-13-0216	600 KENMORE AVE	0.49
7789-13-1047	522 WOLFE ST	0.09
7789-13-1100	520 522 WOLFE ST	0.12
7789-13-1164	514 WOLFE ST	0.17
7789-13-1282	510 512 KENMORE AVE	0.13
7789-13-2271	502 KENMORE AVE	0.36

- C. The official zoning map, prepared in accordance with City Code §72-30, is hereby amended by rezoning the following described land, consisting of 3.39 acres and located along Lafayette Boulevard, from Commercial Downtown (CD) to Creative Maker District (CM) zoning, and by removing these parcels from the Lafayette Boulevard Corridor Overlay District:

GPIN	Address	Acreage
7789-12-0567	608 612 LAFAYETTE BLVD	0.23
7789-12-0726	603 605 LAFAYETTE BLVD	0.30
7789-12-1654	600 LAFAYETTE BLVD	0.24
7789-12-1899	509 LAFAYETTE BLVD	0.46
7789-12-3713	500 LAFAYETTE BLVD	0.51
7789-12-4804	512 LAFAYETTE BLVD	0.47
7789-13-2005	507 LAFAYETTE BLVD	0.39
7789-13-2090	505 LAFAYETTE BLVD	0.14
7789-13-3024	503 LAFAYETTE BLVD	0.24
7789-13-3122	501 LAFAYETTE BLVD	0.40

- D. The official zoning map, prepared in accordance with City Code §72-30, is hereby amended by rezoning the following described land, consisting of 1.45 acres and located along Lafayette Boulevard, from Commercial Highway (CH) to Creative Maker District (CM) zoning, and by removing these parcels from the Lafayette Boulevard Corridor Overlay District:

GPIN	Address	Acreage
7789-02-7361	626 LAFAYETTE BLVD	0.09
7789-02-7407	627 LAFAYETTE BLVD	0.44
7789-02-7584	621 LAFAYETTE BLVD	0.10
7789-02-8357	620 LAFAYETTE BLVD	0.20
7789-02-8506	619 LAFAYETTE BLVD	0.10
7789-02-8538	617 LAFAYETTE BLVD	0.10
7789-02-8650	615 LAFAYETTE BLVD	0.10
7789-02-8672	613 LAFAYETTE BLVD	0.10
7789-02-9446	614 LAFAYETTE BLVD	0.16
7789-02-9604	611 LAFAYETTE BLVD	0.07

- E. The official zoning map, prepared in accordance with City Code §72-30, is hereby amended by rezoning the following described land, consisting of 0.27 acres and located along Wolfe Street, from Commercial Highway (CH) to Creative Maker District (CM) zoning:

GPIN	Address	Acreage
7789-02-7669	614 WOLFE ST	0.13
7789-02-7792	612 WOLFE ST	0.13

- F. The official zoning map, prepared in accordance with City Code §72-30, is hereby amended by adopting the “T-4M Transect Map Small Area 7,” dated February 25, 2021; and the “T-4M Frontage Map Small Area 7,” dated April 1, 2021, which shall be used in the administration of the Creative Maker District.

### III. Effective Date

This ordinance is effective immediately.



**Votes:**

**Ayes:**

**Nays:**

**Absent from Vote:**

**Absent from Meeting:**

Approved as to form:

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Kathleen Dooley, City Attorney

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***Clerk's Certificate***

*I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Ordinance No. 21- duly adopted at a meeting of the City Council meeting held Date, 2021 at which a quorum was present and voted.*

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***Tonya B. Lacey, CMC***  
***Clerk of Council***