

## Article 72-3. Zoning Districts

### SECTION 72-32. Nonresidential and Mixed-Use Zoning Districts

#### 72-32.1. Commercial/Office-Transitional District.

[Amended 2-11-2014 by Ord. No. 14-09]

- A. Purpose. The Commercial/Office-transitional (C-T) District is established to provide for the location of predominantly nonresidential commercial uses in a low-intensity manner such that they can be employed as transitional land uses between residential neighborhoods and higher-intensity uses.  
[Amended 10-27-2015 by Ord. No. 15-25]

- B. Dimensional standards.

<b>Standard</b>	<b>Residential</b>	<b>Mixed-Use</b>	<b>Nonresidential</b>
Residential Density, Maximum	8	12	N/A
Nonresidential FAR, Maximum	N/A	0.70	0.50
Lot Area, Minimum (square feet)	20,000		
Lot Width, Minimum (feet)	100		
Front Setback, Minimum (feet)	20		
Side Setback, Minimum (feet)	10		
Rear Setback, Minimum (feet)	15		
Open Space Set-Aside, Minimum (%)	20%		
Height, Maximum (feet)	40		

- C. Additional regulations.

[Amended 10-27-2015 by Ord. No. 15-25; 1-26-2016 by Ord. No. 16-01]

- (1) The front of the principal building shall face the front yard. On a corner lot, the front of the principal building may face either front yard.
- (2) Residential development shall conform to the dimensional standards of the R-8 Zoning District.
- (3) Residential development in a mixed-use project shall conform to the dimensional standards of the R-12 Zoning District.
- (4) At least 30% of the ground floor of a mixed-use development shall be used for retail, eating or personal services establishments.
- (5) The gross floor area of the ground floors of all buildings on a mixed-use general development plan that are used for retail sales, eating, or personal services establishments shall not be included in the determination of maximum FAR.

- (6) For lots of record in developed areas where front and side yard setback geometry has already been established by existing residential dwellings and lots created by the administrative subdivision process on or after January 28, 2020; front yard setbacks shall be established using the infill calculations in § 72-84.4B( 2). For corner lots and through lots, the primary front yard shall be established using the average front setback, and the secondary front yard may be reduced using the average calculation.  
[Amended 2-11-2020 by Ord. No. 20-02]
- (7) For lots of record established in developed areas where yard geometry has already been established by existing residential dwellings and lots created by the administrative subdivision process on or after January 28, 2020, side yard setbacks may be reduced using the rules in 5 72- 82.4B( 2); but each side yard shall be no less than two feet. Side yard setbacks for lots within the Old and Historic Fredericksburg Overlay District shall be determined through the certificate of appropriateness process.  
[Amended 2-11-2020 by Ord. No. 20-02]
- (8) A twenty-foot-wide landscaped perimeter buffer shall be provided around the front, side, or rear perimeter of a development when the Zoning Administrator determines it is necessary to protect existing adjacent development from adverse visual impacts or to present an appearance compatible with an established pattern of adjacent development.
- (9) Except for outdoor eating areas at eating establishments, indoor/outdoor, all business and storage shall be conducted within a completely enclosed principal structure, unless approved through a special use permit.
- (10) Service of alcoholic beverages under an ABC retail on-premises license is permitted only as a special use.