

DIVISION 16. ETRICK SPECIAL DESIGN DISTRICT

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Sec. 19.1-367. Purpose and Intent of Ettrick Special Design District.

The purpose and intent of the Ettrick Special Design District is to recognize the area's unique features and opportunities and to shape patterns of development in accordance with the goals, guidelines and recommendations of the *Ettrick VSU Special Area Plan*, a component of the comprehensive plan. The requirements are designed to foster the creation of a densely developed, pedestrian friendly mixed use environment in and around Virginia State University, the Ettrick Train Station and the surrounding residential community

Sec. 19.1-368. Zoning Districts and Area of Applicability.

The provisions of this division apply to O, C and I zoned property within the Ettrick Special Design District as shown on the zoning maps. The Ettrick Special Design District is generally the area as shaded Figure 19.1-368.

Figure: 19.1-368.



Sec. 19.1-369. Required Conditions Ettrick Special Design District.

- A. **Building and Parking.** Buildings and parking in the Ettrick Special Design District shall meet the requirements outlined in Table 19.1-369.A.:

**Table 19.1-369. A, O, C and I Districts - Ettrick Special Design District
Building and Parking Required Conditions**

A. Building Setbacks (feet)^[1] /Required Perimeter Landscaping		
1. Road type	a. Limited access	40/C
	b. Chesterfield Avenue, Granger Street, Bessie Lane, and East River Road	8 ^{[2][3]}
	c. Other roads	15
2. Interior side yard		0
3. Rear yard		70
B. Parking Setbacks(feet)^[1] /Required Perimeter Landscaping		
1. Road type	a. Limited access	40/C
	b. Chesterfield Avenue, Granger Street, Bessie Lane, and East River Road	[4]
	c. Other roads	15 ^[5]
2. Interior side yard		0 ^[6]
3. Rear yard		0 ^[6]
C. Building Heights ^[7]	Minimum of 2 stories and a Maximum of the lesser of 4 stories or 60 feet.	

Notes for Table 19.1-369.A.

- [1] Setbacks may be impacted by Setbacks-Generally, Permitted Yard Encroachments for Principal Buildings, Floodplain and Chesapeake Bay regulations.
- [2] At least one principal building in a project shall be set back as follows:
 - 75% or more of the façade shall have a maximum setback of 15 feet; or
 - if a hardscaped pedestrian area extending from that portion of the building set back greater than 15 feet to the required 8 foot setback line is provided, less than 75% of the façade, but in no case less than 50% of the façade, shall have a maximum setback of 15 feet.
- [3] Canopies and awnings that create pedestrian arcades shall be permitted to encroach into the required setback and shall not be subject to the limits of Section [19.1-210](#).
- [4] Parking shall be set back as follows:
 - no closer to the road than the rear of the building; or
 - if there is no building, the greater of either ½ the depth of the lot or no closer to the road than the rear façade setback of the nearest building facing the road.

Views of parking from roads shall either be minimized by a building, or 3 to 4 foot high decorative walls, fencing, evergreen hedges or a combination thereof. Hedges shall be maintained at a height of 3 to 4 feet. Walls, fencing and hedges shall be located as follows:

 - set back from the road at the minimum building setback; or
 - between the parking and any hardscaped pedestrian area located between the road and the parking area.
- [5] Parking shall not be located between the façade of any building and the road.

Views of parking areas from roads shall either be minimized by a building, or 3 to 4 foot high decorative walls, fencing, evergreen hedges or a combination thereof. Hedges shall be maintained at a height of 3 to 4 feet. Walls, fencing and hedges shall be located as follows:

 - setback from the road at the minimum building setback; or
 - between the parking and any hardscaped pedestrian area located between the road and the parking area.
- [6] Views of parking from adjacent property designated for single family residential use on the comprehensive plan shall either be minimized by a building, or 3 to 4 foot high decorative walls, fencing, evergreen hedges or a combination thereof. Hedges shall be maintained at a height of 3 to 4 feet.
- [7] Height limits are subject to Article IV, Division 2.

B. Gasoline Pumps and Associated Drives. Gasoline pumps shall be located behind a building and arranged so as to minimize view from Chesterfield Avenue, Granger Street and East River Road east of Bessie Lane. Views of pumps from other roads shall be minimized either by a building, or 3 to 4 foot high decorative

walls, fencing, evergreen hedges or a combination thereof. Hedges shall be maintained at a height of 3 to 4 feet. The setback of the walls, fencing or hedges shall be a maximum of 15 feet unless a hardscaped pedestrian area is provided between the road and the gasoline pumps in which case the walls, fencing or hedges shall be located between the gasoline pumps and the hardscaped pedestrian area.

C. **Other Required Conditions.**

1. **Architectural Compatibility Generally.** Architectural treatment of buildings shall be compatible with buildings located within the Virginia State University campus so as to provide an overall cohesive character, as determined by the director of planning. Buildings shall enhance an overall cohesive character through the use of design elements including, but not limited to: materials, balconies or terraces, articulation of doors and windows, sculptural or textural relief of facades, architectural ornamentation, cornice treatment, or other appurtenances such as decorative lighting fixtures. Buildings should be designed to impart harmonious proportions and avoid monotonous facades or large bulky masses.
2. **Building Design.** In addition to the requirements of Section [19.1-317.](#), buildings within the Ettrick Special Design District shall comply with the following:
 - a. **Architecture.**
 - The required second story shall extend the full frontage of the first floor façade and have a gross floor area not less than 50% of the gross floor area of the first story. The second story shall be set back from the road an equal distance to that of the first floor unless features such as balconies, outdoor dining or other similar amenities which can be used by pedestrians are employed along the façade of the second story, in which case the second story may be set back up to 12 feet further from the road than the first story;
 - Excluding the area for windows and doors, a minimum of 75% of the façade fronting a road and visible from a road shall be faced with brick, stone, or other materials similar in appearance to brick or stone;
 - Façades visible from a road shall not be constructed of unadorned or unpainted concrete block, corrugated metal or sheet metal; and
 - Use of different materials on different facades shall be permitted, but architectural materials inferior in quality, appearance or detail to any other façade of the same building shall not be used.
 - b. **Storefront Windows and Pedestrian Entrances.** The first floor of any building located within 30 feet of a road shall incorporate storefront windows and pedestrian entrances that either connects directly to the sidewalk along the road or to a sidewalk that connects to the sidewalk along the road. A maximum of 10 linear feet along the front façade of the principal building shall be without windows or pedestrian entrances. The bottom of windows shall be no lower than 18 inches and no higher than 36 inches above finished grade.
3. **Size of Individual Uses.** With the exception of hotels, motels, offices or grocery stores, individual nonresidential uses shall not exceed 10,000 square feet of gross floor area. Grocery stores shall not exceed 40,000 square feet.
4. **Sidewalks and Pedestrian Amenities Generally.** Sidewalk and pedestrian amenities shall be provided along roads and as pedestrian connections from projects to adjacent development. The exact location, treatment, design and use of sidewalks and pedestrian amenities shall be determined at time of site plan review. Prior to site plan approval, easements, acceptable to the Planning Department shall be recorded across such improvements to allow public use.
5. **Sidewalks and Pedestrian Amenities Specifically.** Sidewalks and amenities shall be provided in conjunction with development as follows:

- a. Northeast Line of Chesterfield Avenue. Along the northeast line of Chesterfield Avenue, within the required setback:
 - 8 foot wide sidewalk which incorporates design features such as pavers, landscaping, decorative concrete, curves and other elements to enhance visual interest; and
 - 4 feet of the additional sidewalk abutting the 8 foot sidewalk on the interior side of lot incorporating one or more of the amenities allowed within hardscaped pedestrian areas unless the adjacent use incorporates accessory outdoor activities, such as, but not limited to, outdoor dining or display adjacent to the 4 foot of sidewalk.
 - b. Southwest line of Chesterfield Avenue and All Other Roads. Along southwest line of Chesterfield Avenue and all other roads, sidewalk either within or parallel to the road, as approved by Planning and the Transportation Departments.
6. **Uses Permitted in Hardscaped Pedestrian Areas.** Hardscaped pedestrian areas may be located within required setbacks along roads. Such areas are not subject to side yard setbacks but shall require a rear yard setback of 50 feet. Such areas shall not encroach onto required sidewalks. Hardscaped pedestrian areas shall be designed to facilitate, and include amenities to support, outdoor gatherings and activity such as outdoor display of goods sold on the premises, dining, temporary vendors, civic or community events or seating areas. The areas may also include, but are not limited to, pedestrian amenities such as foundation plantings, street furnishings, benches, bike racks and trash receptacles.
7. **Bicycle Facilities.** A two-way bicycle facility shall be constructed within the road along the east line of Granger Street and the northeast line of Chesterfield Avenue. The exact design shall be approved by the Transportation Department.
8. **Street Trees.** Single stemmed street trees having a minimum caliper of 2.5 inches as measured at 4 feet above grade at time of planting shall be planted on an average of 40 feet on center along roads. Unless otherwise approved at the time of site plan review, the same species shall be used along a road and within a project.
9. **Exterior Lighting.** In addition to the requirements of Section [19.1-205](#)., the following standards shall be met:
- a. Streetlights. Within required setbacks along Chesterfield Avenue, Granger Street and East River Road, pedestrian scale streetlights shall be installed as follows:
 - Streetlights shall be designed to enhance the pedestrian character of the design district and be compatible with development standards of the district. The design of fixtures, poles and lamp shall be consistent along a road.
 - Streetlights shall be spaced generally 40 feet on center.
 - Fixture mounting heights shall be limited to 12 to 15 feet above the finished grade.
 - b. Other Exterior Lighting. With the exception of pedestrian scale streetlights, exterior lighting shall comply with the following:
 - Exterior lighting shall be designed to enhance the character of the design district and be compatible with development standards of the district;
 - Freestanding lights shall not exceed a height of 20 feet above finished grade; and
 - Building mounted lights shall be no higher than the roofline or parapet wall.
10. **Vehicular Access.** Vehicular drives shall not be located between a building and a road.
11. **Drive-in or Drive Through Facilities.** Drive-in or drive through facilities shall comply with the following:
- a. Drive-in or drive through facilities to include windows, bays or similar uses shall be located behind the building and arranged so as to minimize view from Chesterfield Avenue, Granger Street and

East River Road east of Bessie Lane; and

- b. The view of stacking spaces from Chesterfield Avenue, Granger Street and East River Road east of Bessie Lane shall be minimized either by a building, or 3 to 4 foot high decorative walls, fencing, evergreen hedges or a combination thereof. Hedges shall be maintained at a height of 3 to 4 feet. The setback of the walls, fencing or hedges shall be a maximum of 15 feet unless a hardscaped pedestrian area is provided between the road and the stacking spaces in which case the walls, fencing or hedges shall be located between the stacking spaces and the hardscaped pedestrian area.

(Ordinance of 10-26-16)

History of Amendments Chapter 19.1, Article IV, Division 16			
Date	Version	Description	Ordinance Doc. #
6/24/2015	1	Date of Adoption	94300.1
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