

PART 2

NEIGHBORHOOD SCALE ANALYSIS

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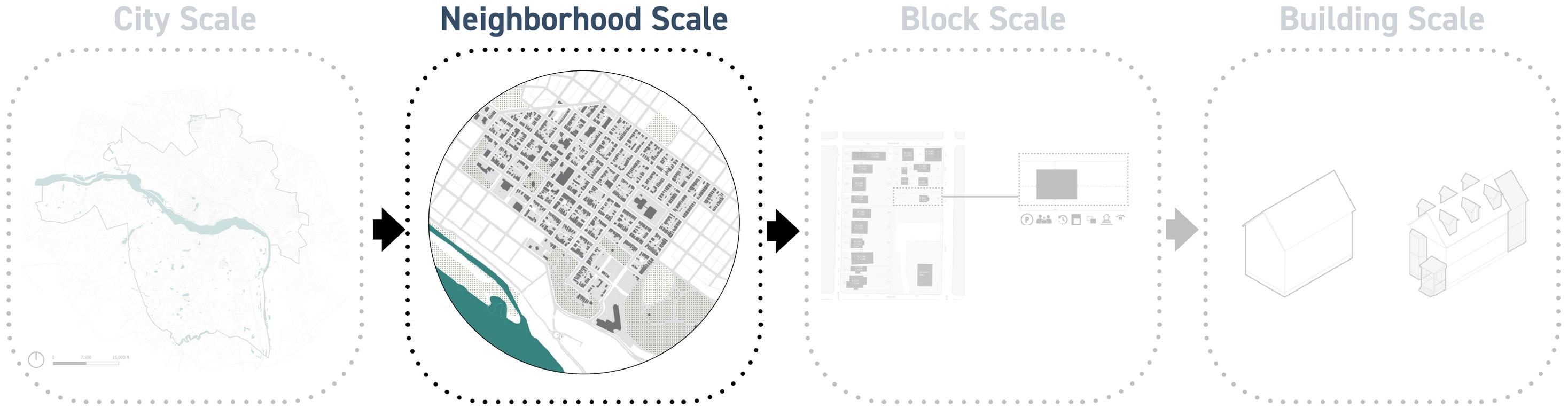
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Selected Representative Neighborhoods

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This is a planning study intended to show basic urban patterns and data trends throughout areas of the City of Richmond so as to help inform policy decision-making. It is not intended to determine legal compliance or noncompliance of an individual building or property with any portion of Chapter 30 - Zoning of the Code of Ordinances. This analysis has been performed using data from the City of Richmond and other sources. Data are not guaranteed.

ANALYSIS ACROSS SCALES



Mapping contextual patterns and misalignments between existing patterns and zoning.

Identify areas with nonconformities and areas with unbuilt zoning capacity.

What are the most prevailing types non-conformities visible at the city scale?

RESULT: City-wide misalignments and selection of 10 representative areas to analyze at the neighborhood scale

Mapping misalignments between existing patterns and zoning.

What are the most prevailing types of form non-conformities visible at the neighborhood scale?

RESULT: Sub-patterns in each representative study area. Select representative blocks to test qualitative and metric-specific patterns

Illustrating misalignments between existing patterns and zoning.

Illustrating contextual patterns.

What are the most strategic things we need to regulate at the block scale?

RESULT: Sub-patterns in each block analyzed

Illustrating misalignments between existing patterns and zoning.

Illustrating relationship between buildings and the public realm.

What are the most strategic things we need to regulate at the building scale?

RESULT: Building taxonomy to test potential code changes.

NEIGHBORHOOD SCALE ANALYSIS

Existing Conditions

- + Current Land Use
- + Current Zoning
- + Special Use Permits Location
- + Historic Pattern
- + Residential Typology

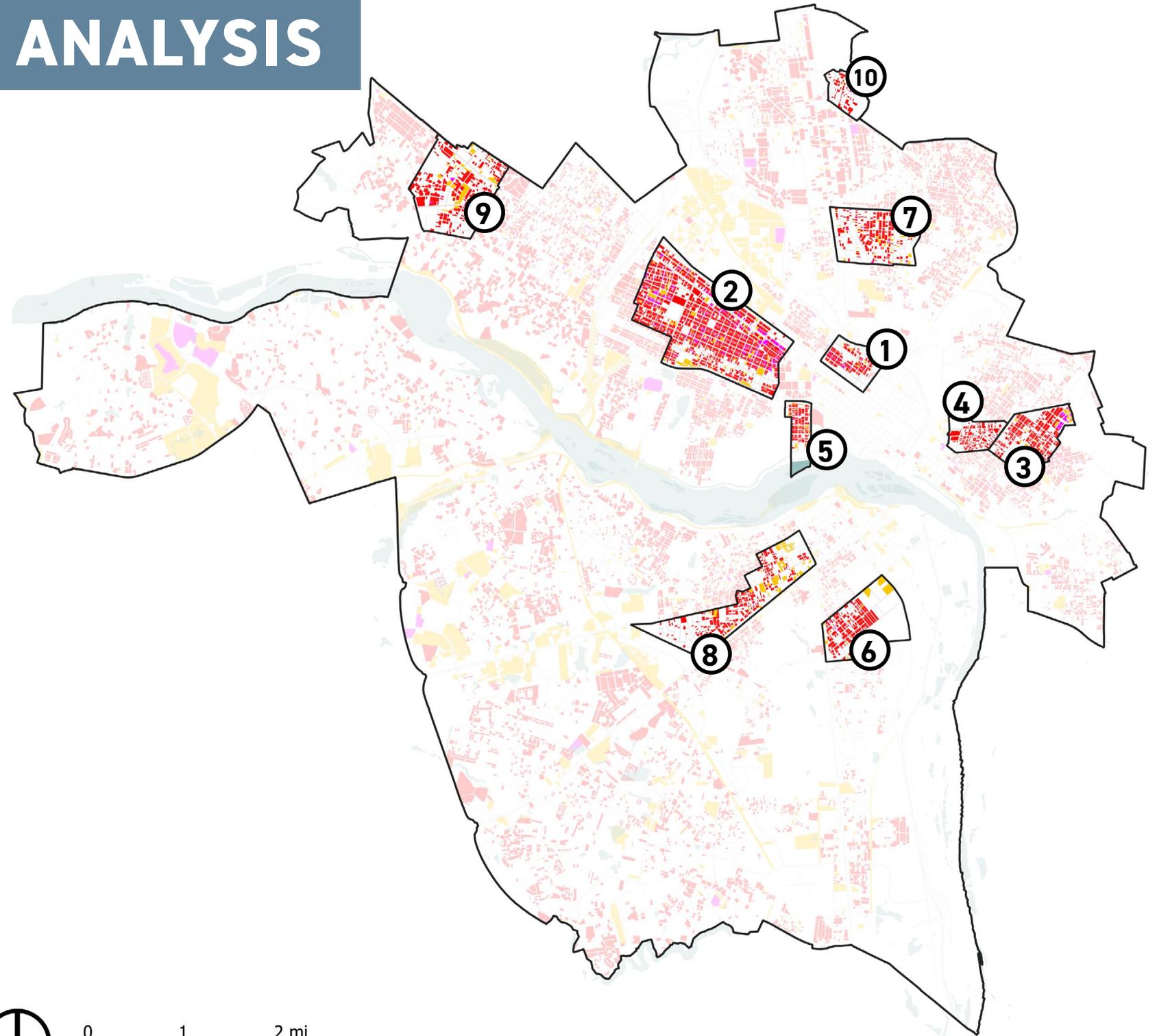
Parcel Dimensions

- + Parcel Size and Frontage
- + Parcel Size and Frontage Nonconformity
- + Parcel Size and Frontage Distribution

Nonconformities



NEIGHBORHOOD SCALE ANALYSIS



Representative Neighborhoods	Dominant Zoning
1. Jackson Ward	R-6 / R-63
2. The Fan / Museum District	R-6
3. Church Hill North	R-5 / R-6
4. Union Hill	R-63
5. Oregon Hill	R-7
6. Oak Grove	R-5
7. Northern Barton Heights	R-5
8. Swansboro / Swansboro West	R-5
9. Three Chopt / Westhampton	R-4
10. Washington Park	R-5



REPRESENTATIVE NEIGHBORHOODS NONCONFORMITIES

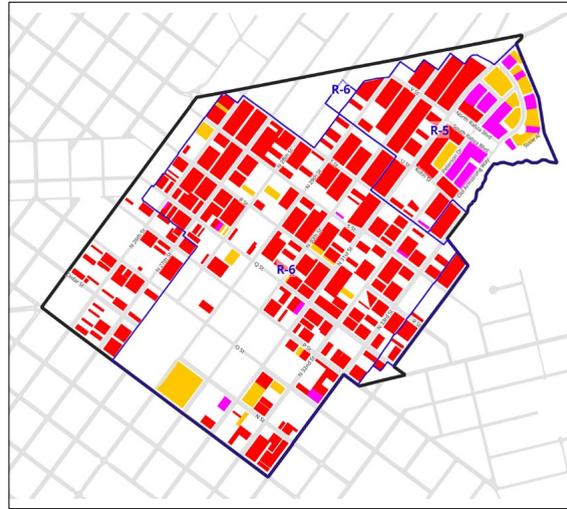
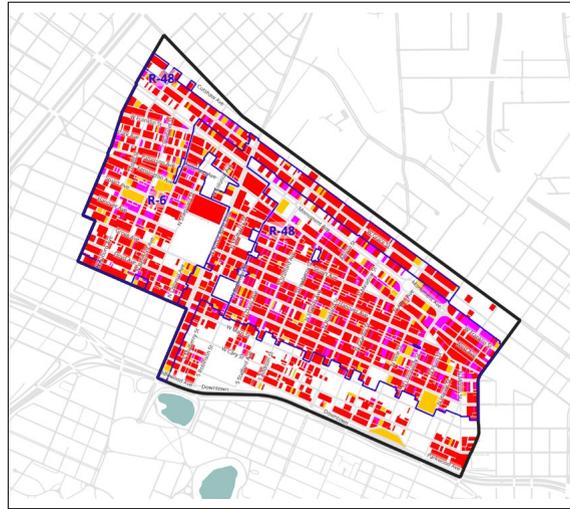
Jackson Ward

The Fan / Museum District

Church Hill North

Union Hill

Oregon Hill



Predominantly zoned **R-6** and **R-63**

Predominantly zoned **R-6** and **R-48**

Predominantly zoned **R-5** and **R-6**

Predominantly zoned **R-63**

Predominantly zoned **R-7**

Up to **62%** of all parcels in Jackson Ward are nonconforming based on form (lot size, lot coverage, building height, frontage) and/or use.

Up to **83%** of all parcels in The Fan & Museum District are nonconforming based on form (lot size, coverage, height, frontage) and/or use.

Up to **65%** of all parcels in Church Hill North are nonconforming based on form (lot size, lot coverage, building height, frontage) and/or use.

Up to **51%** of all parcels in Union Hill are nonconforming based on form (lot size, lot coverage, building height, frontage).

Up to **82%** of all parcels in Oregon Hill are nonconforming based on form (lot size, lot coverage, building height, frontage) and/or use.

2% Due to Use

55% Due to Form

5% Due to Both

3% Due to Use

70% Due to Form

10% Due to Both

3% Due to Use

59% Due to Form

3% Due to Both

0% Due to Use

51% Due to Form

0% Due to Both

13% Due to Use

61% Due to Form

8% Due to Both

REPRESENTATIVE NEIGHBORHOODS NONCONFORMITIES

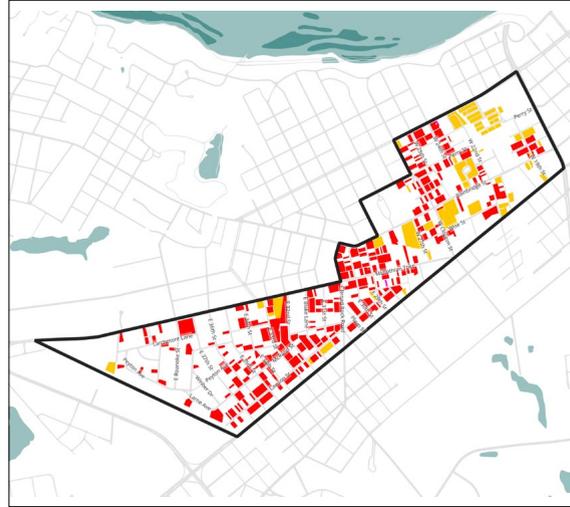
Oak Grove

Northern Barton Heights

Swansboro / Swansboro West

Three Chopt / Westhampton

Washington Park



Predominantly zoned **R-5**

Predominantly zoned **R-5** and **R-6**

Predominantly zoned **R-5** and **R-6**

Predominantly zoned **R-4**

Predominantly zoned **R-5**

68% of all parcels in Oak Grove are nonconforming based on form (lot size, lot coverage, building height, frontage) and/or use.

Up to **45%** of all parcels in Northern Barton Heights are nonconforming based on form (lot size, lot coverage, building height, frontage) and/or use.

Up to **47%** of all parcels in Swansboro / Swansboro West are nonconforming based on form (lot size, lot coverage, building height, frontage) and/or use.

48% of all parcels in Three Chopt / Westhampton are nonconforming based on form (lot size, lot coverage, building height, frontage) and/or use.

37% of all parcels in Washington Park are nonconforming based on form (lot size, lot coverage, building height, frontage) and/or use.

2% Due to Use

65% Due to Form

1% Due to Both

4% Due to Use

40% Due to Form

1% Due to Both

9% Due to Use

37% Due to Form

1% Due to Both

4% Due to Use

43% Due to Form

1% Due to Both

1% Due to Use

35% Due to Form

1% Due to Both

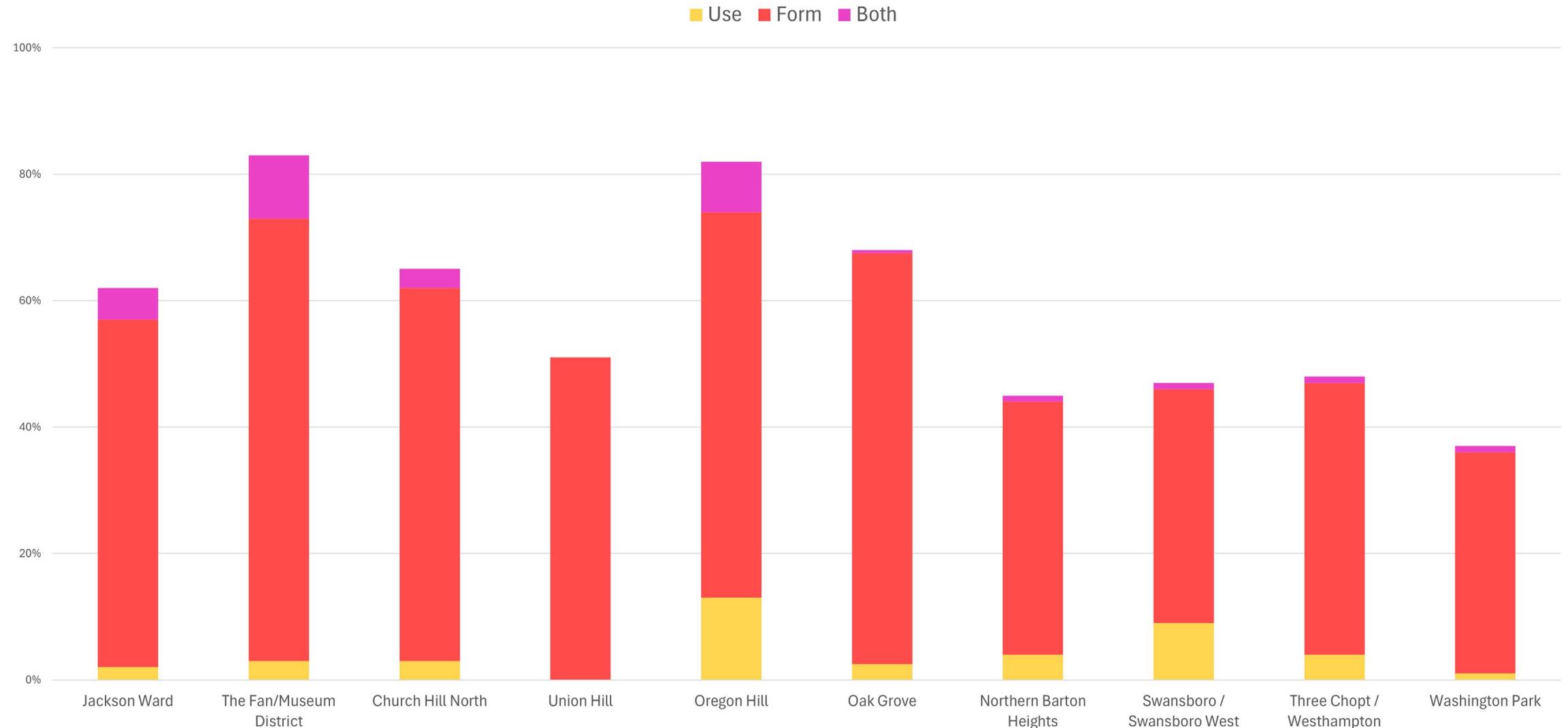
REPRESENTATIVE NEIGHBORHOODS NONCONFORMITIES

Form nonconformity:

- + The parcel is smaller than size minimum*
- + The parcel is narrower than width minimum*
- + The building in the parcel is taller than height maximum

* Some residential districts include different required minimums depending on the building form. A parcel-by-parcel survey is needed to determine the required zoning minimums.

For the neighborhood scale analysis it was assumed most buildings were “detached.”

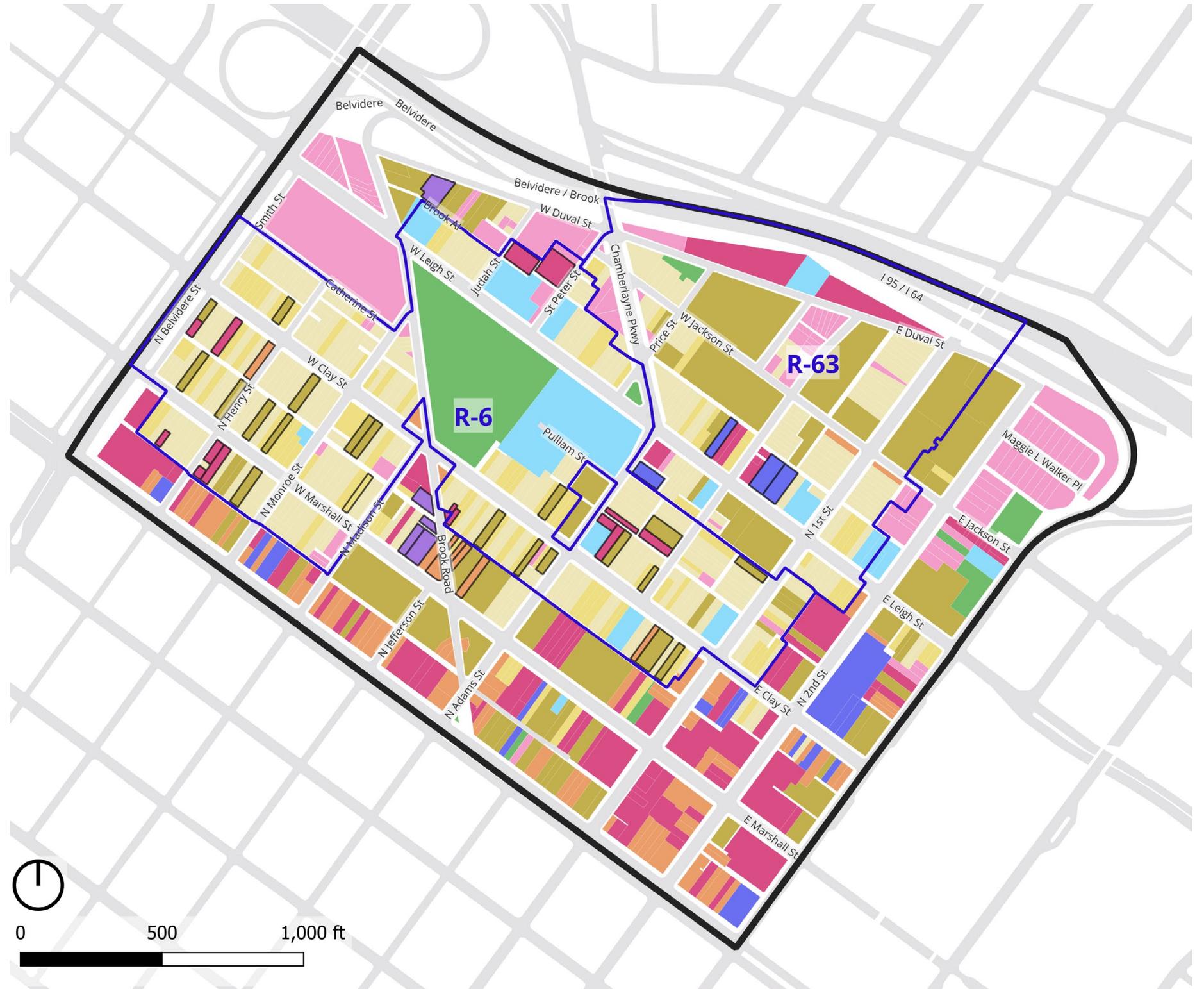
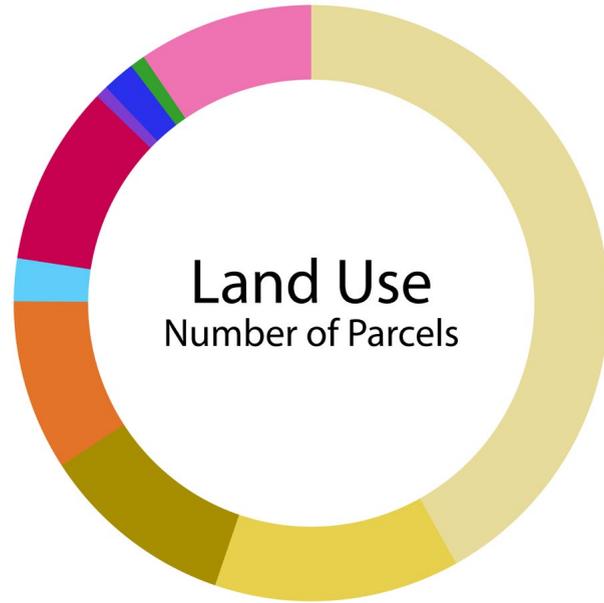


1. JACKSON WARD



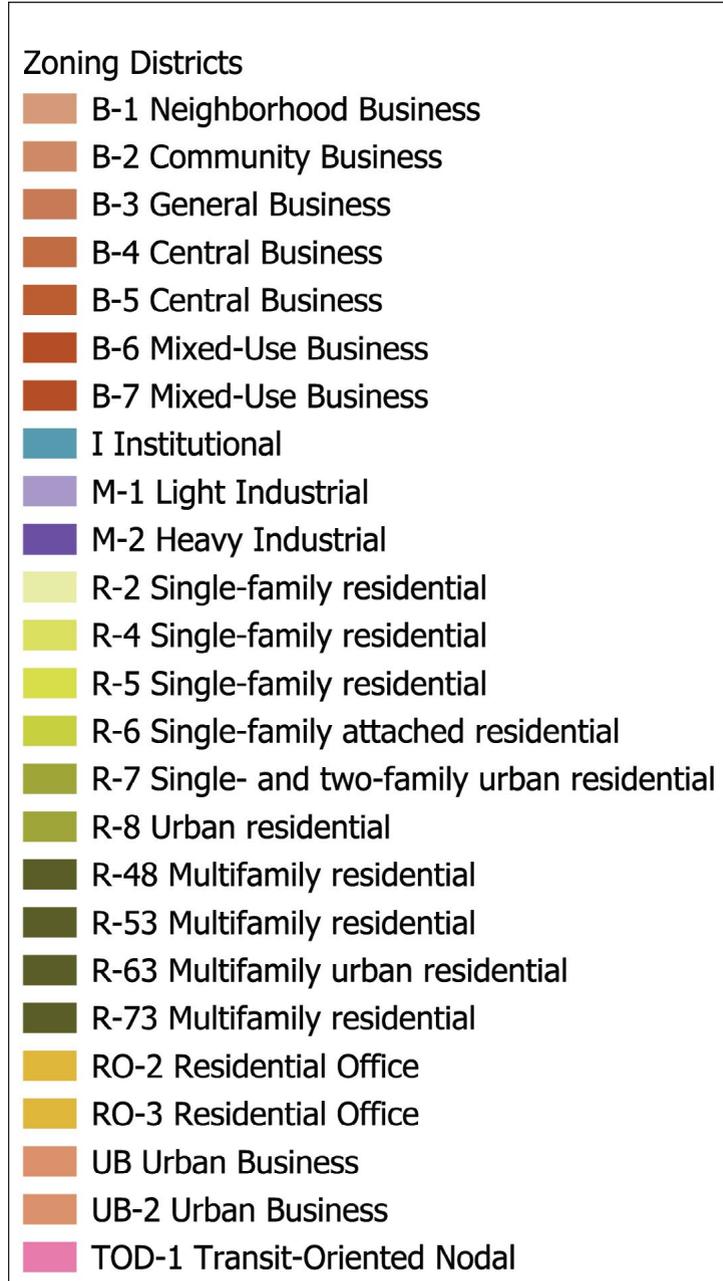
1. Jackson Ward

LAND USE



1. Jackson Ward

CURRENT ZONING



1. Jackson Ward

SPECIAL USE PERMITS

Special Use Permits (SUPs) by location within the neighborhood.

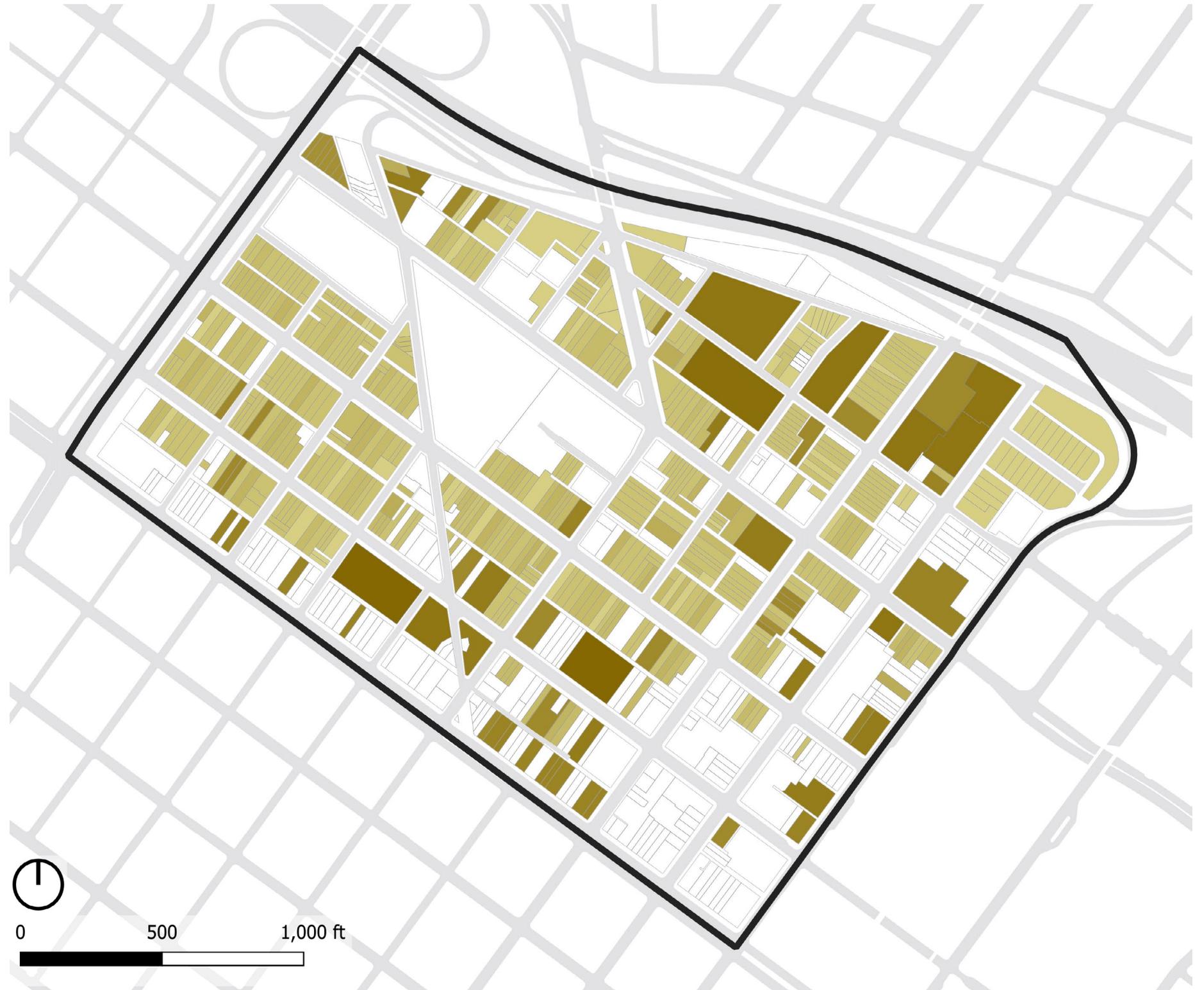


1. Jackson Ward

RESIDENTIAL TYPOLOGY

Residential Parcel Typology

- 100+ Units
- 50+ Units
- 25-99 Units
- 10-50 Units
- 5-49 Units
- 1-10 Units
- Multi-Family
- Mixed Use
- Mobile Home Park
- Senior Living
- Four Family
- Three Family
- Two Family
- Two Story
- One Story
- Single Family



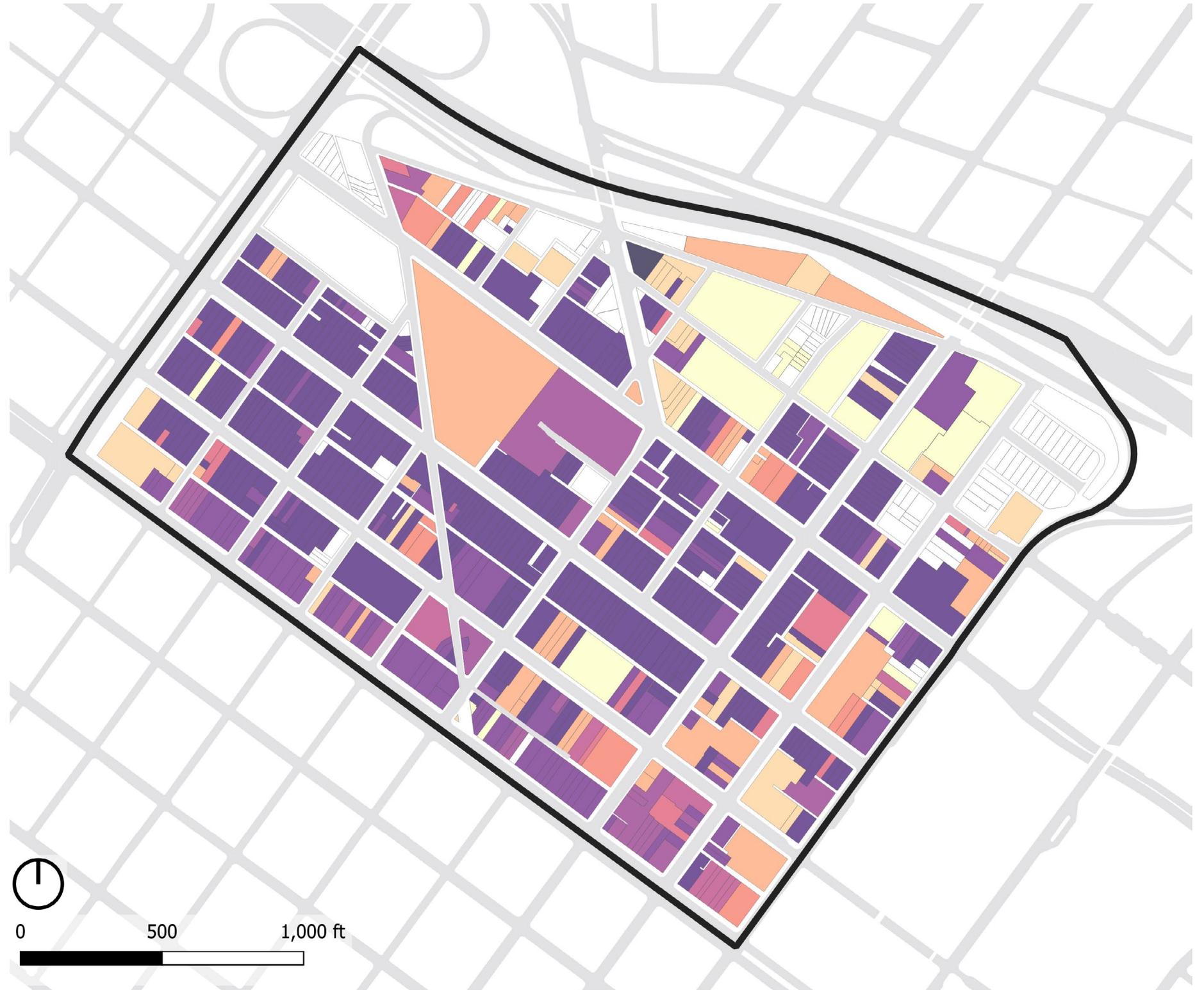
1. Jackson Ward

HISTORIC PATTERN

Parcels by Year built

ASR Parcels by Year Built

- Prior to 1800
- 1800 - 1900
- 1900 - 1920
- 1920 - 1930
- 1930 - 1945
- 1945 - 1960
- 1960 - 1975
- 1975 - 1995
- 1995 - 2010
- Post 2010

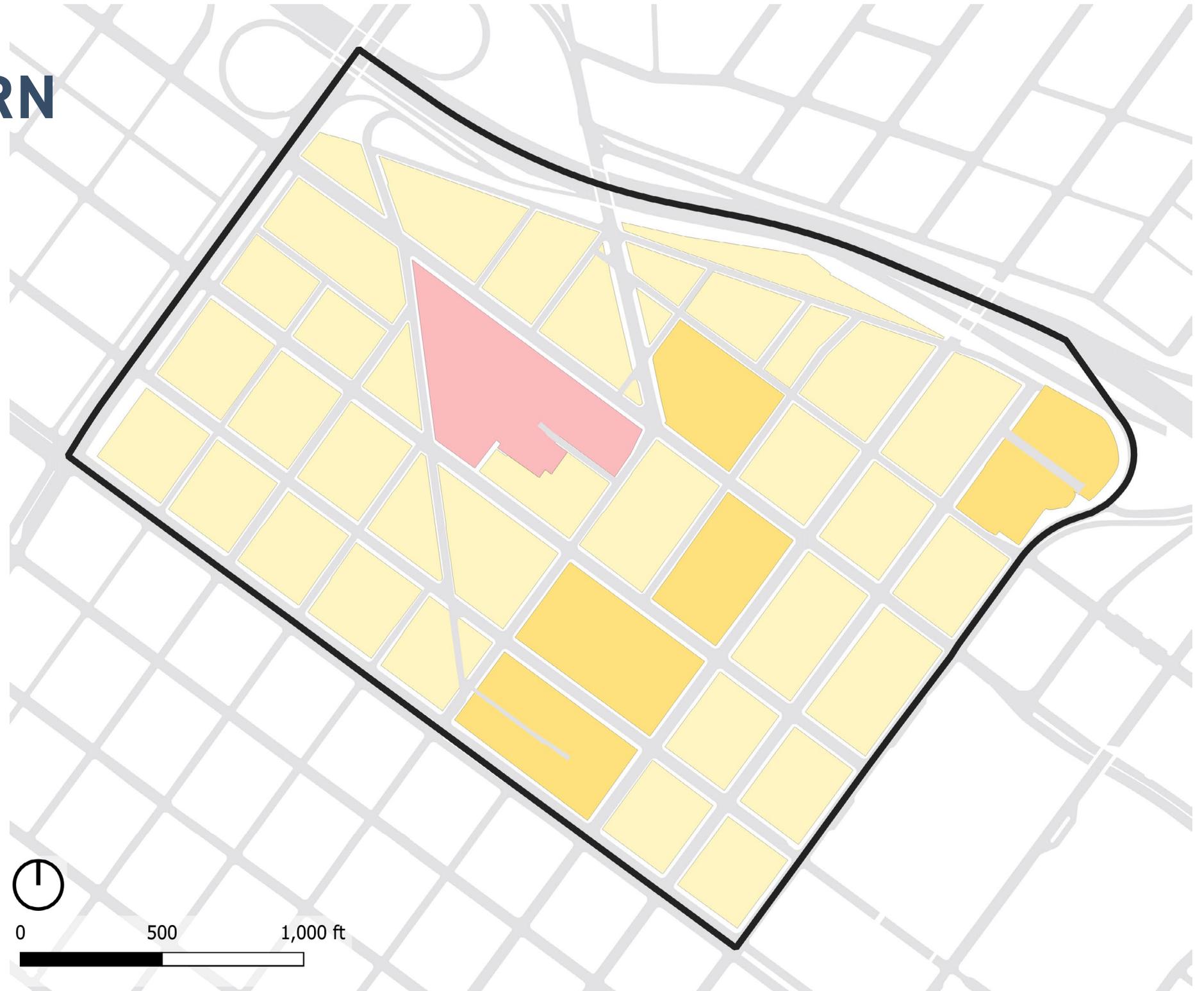
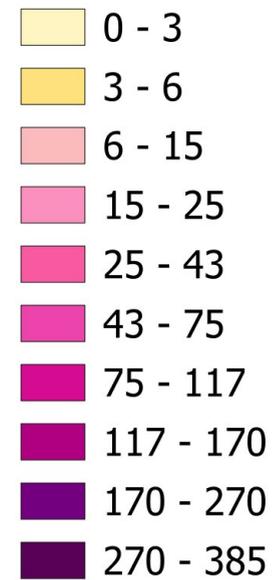


1. Jackson Ward

URBAN FABRIC PATTERN

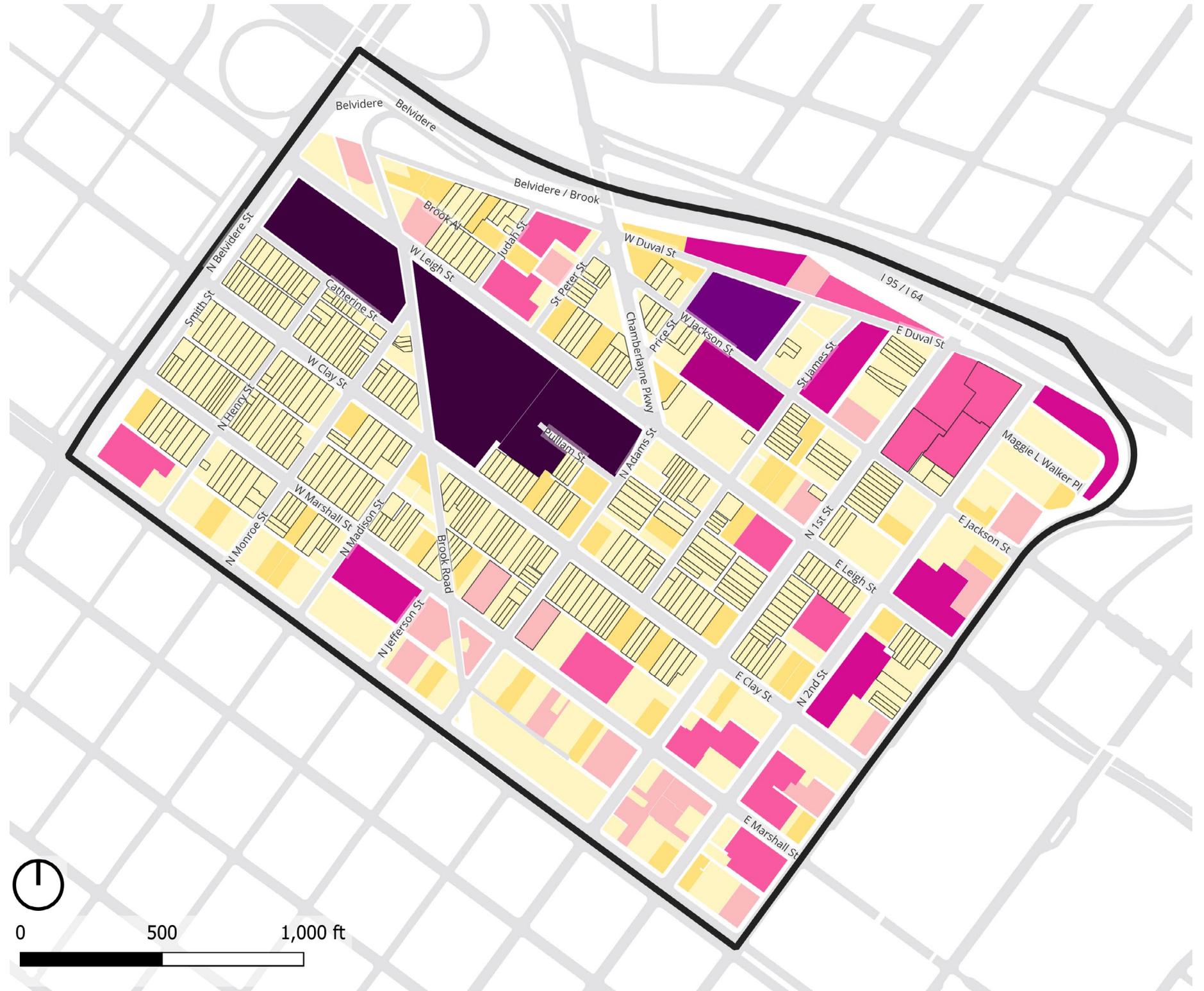
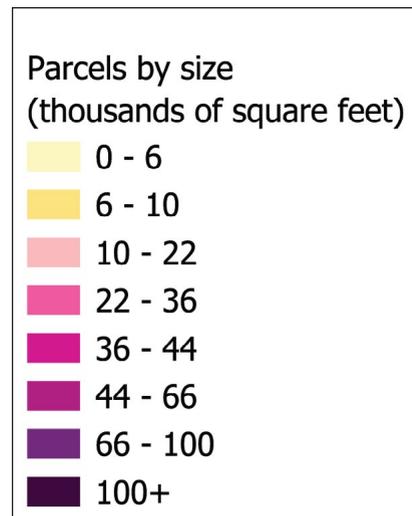
Blocks by size.

City Block Size (Acres)



1. Jackson Ward

PARCEL SIZES



1. Jackson Ward

PARCEL SIZE NONCONFORMITY

Parcels in yellow may or may not be conforming, depending if they are attached or detached.

Parcels in orange are smaller than the smallest allowable size in the zoning district.

-  Parcels larger than all lot size minimums
-  Parcels between lot size minimums
-  Parcels smaller than all lot size minimums

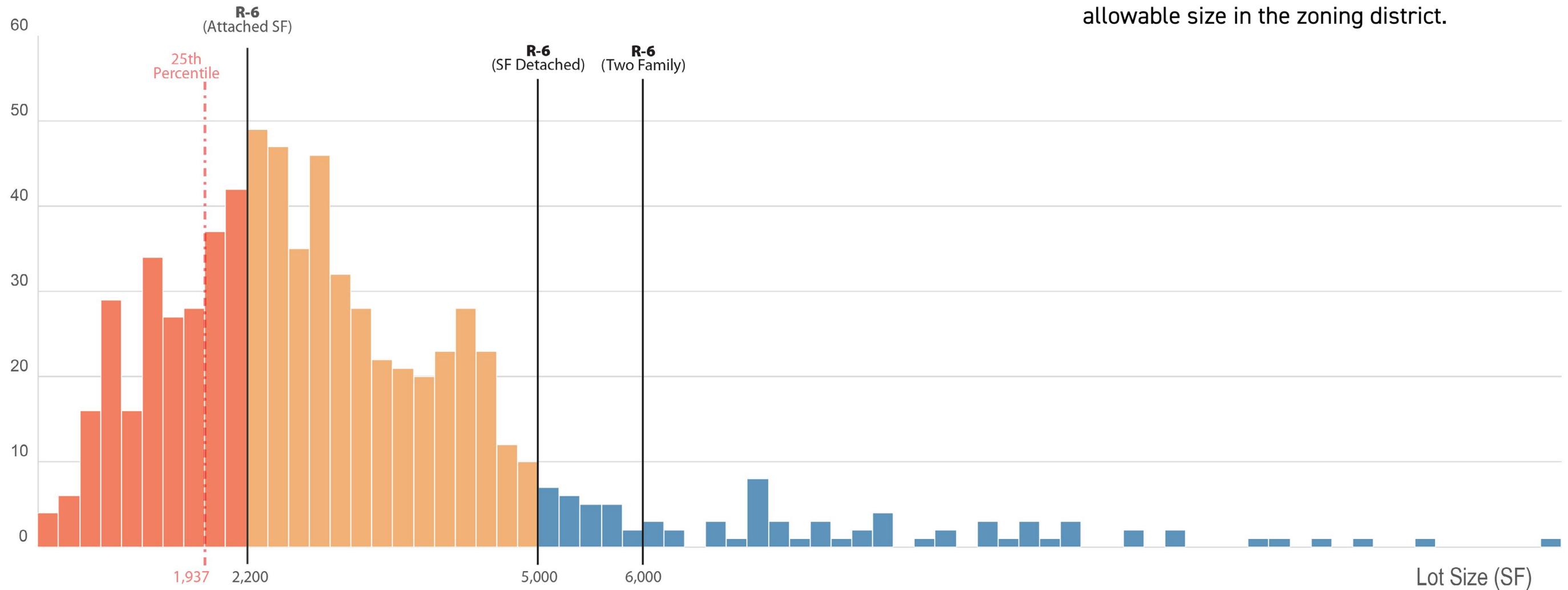


1. Jackson Ward

PARCEL SIZE DISTRIBUTION

Distribution by parcel size for parcels within the R-6 district

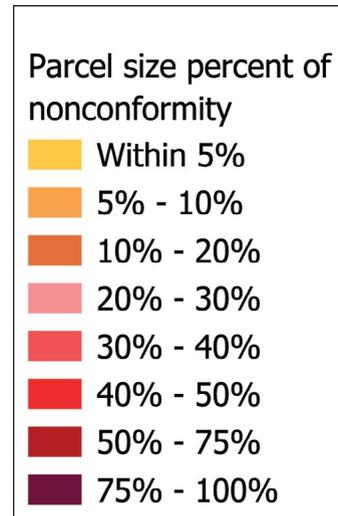
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1. Jackson Ward

PARCEL SIZE NONCONFORMITY

District	Property Type	Min Lot Size
R-6	SFD	5,000 sf
	SFA	2,200 sf
	2FD or 2FA	6,000 sf
R-63	SFD	3,000
	SFA	2,200
	2FD	3,200
	2FA	2,600



* The percentage of nonconformity was calculated using the required minimum for detached buildings.

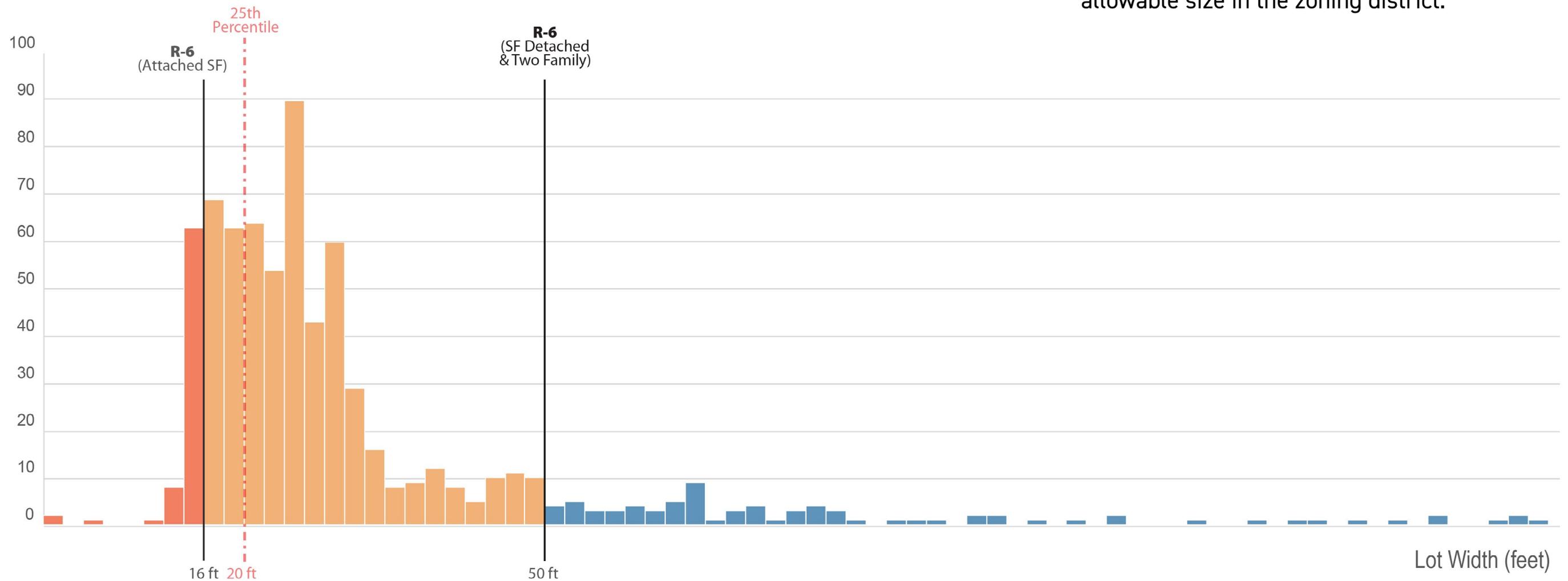


1. Jackson Ward

PARCEL FRONTAGE DISTRIBUTION

Distribution by parcel width for parcels within the R-6 district

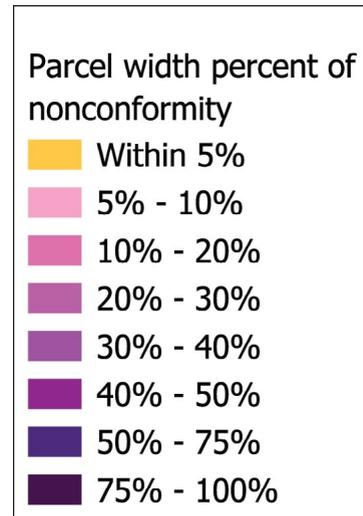
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1. Jackson Ward

PARCEL FRONTAGE

District	Property Type	Min Lot Width
R-6	SFD	50 ft
	SFA	16 ft
	2FD or 2FA	50 ft
R-63	SFD	25
	SFA	16
	2FD	27
	2FA	20



* The percentage of nonconformity was calculated using the required minimum for detached buildings.



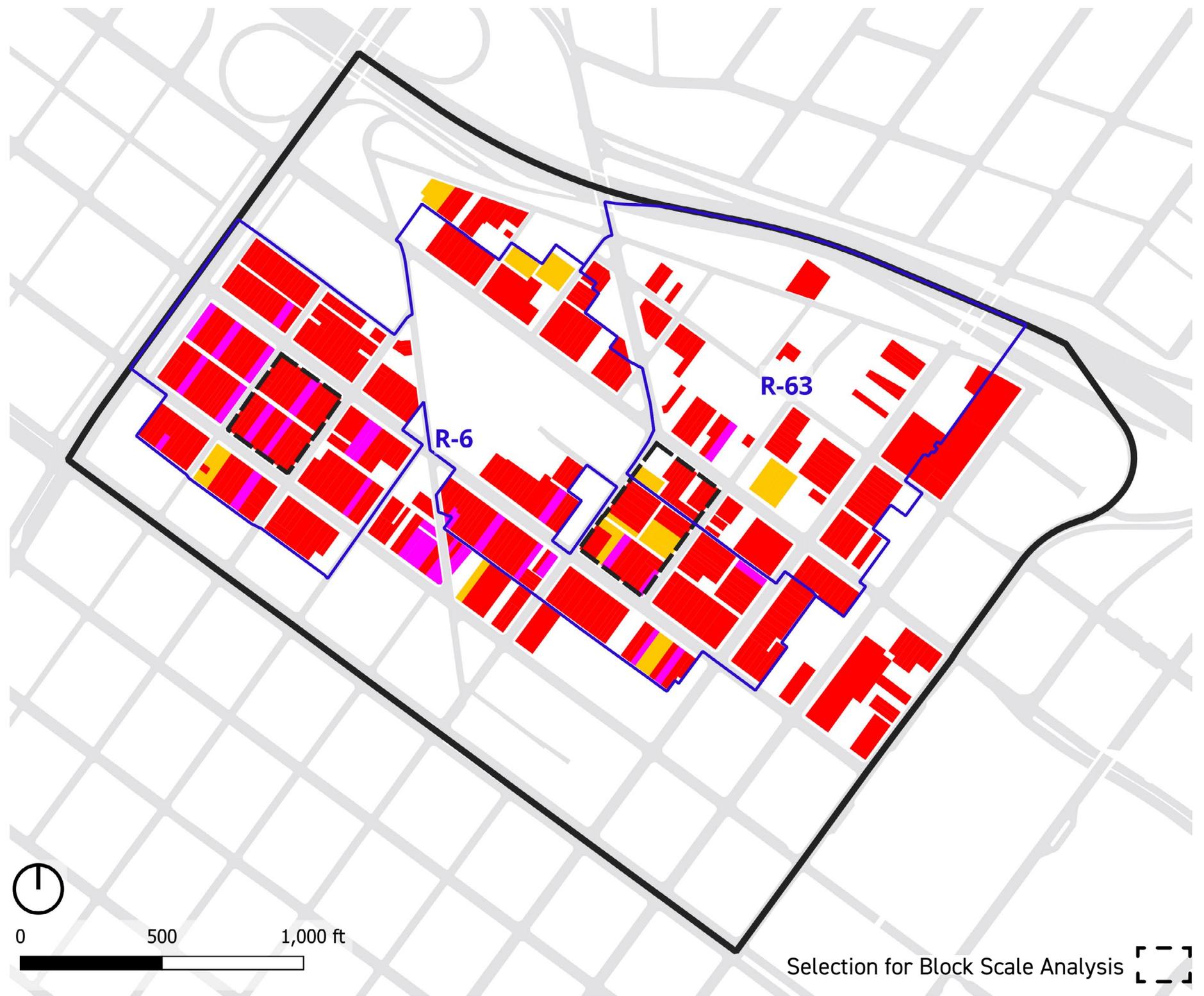
1. Jackson Ward

NONCONFORMITIES

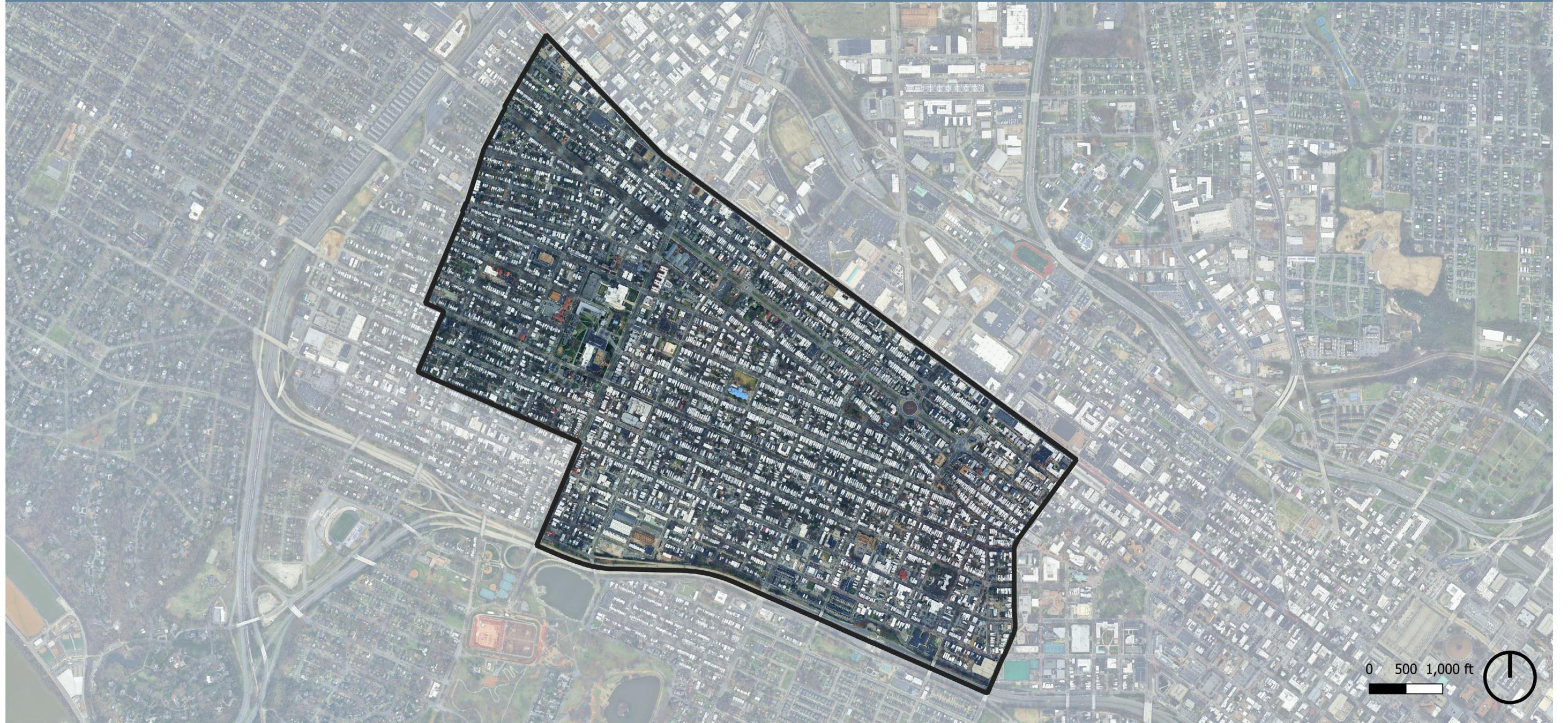
Up to **62%** of all parcels in Jackson Ward are nonconforming based on form (lot size, lot coverage, building height, frontage) and/or use.

- 2% Due to Use
- 55% Due to Form
- 5% Due to Both

Predominantly zoned R-6 and R-63

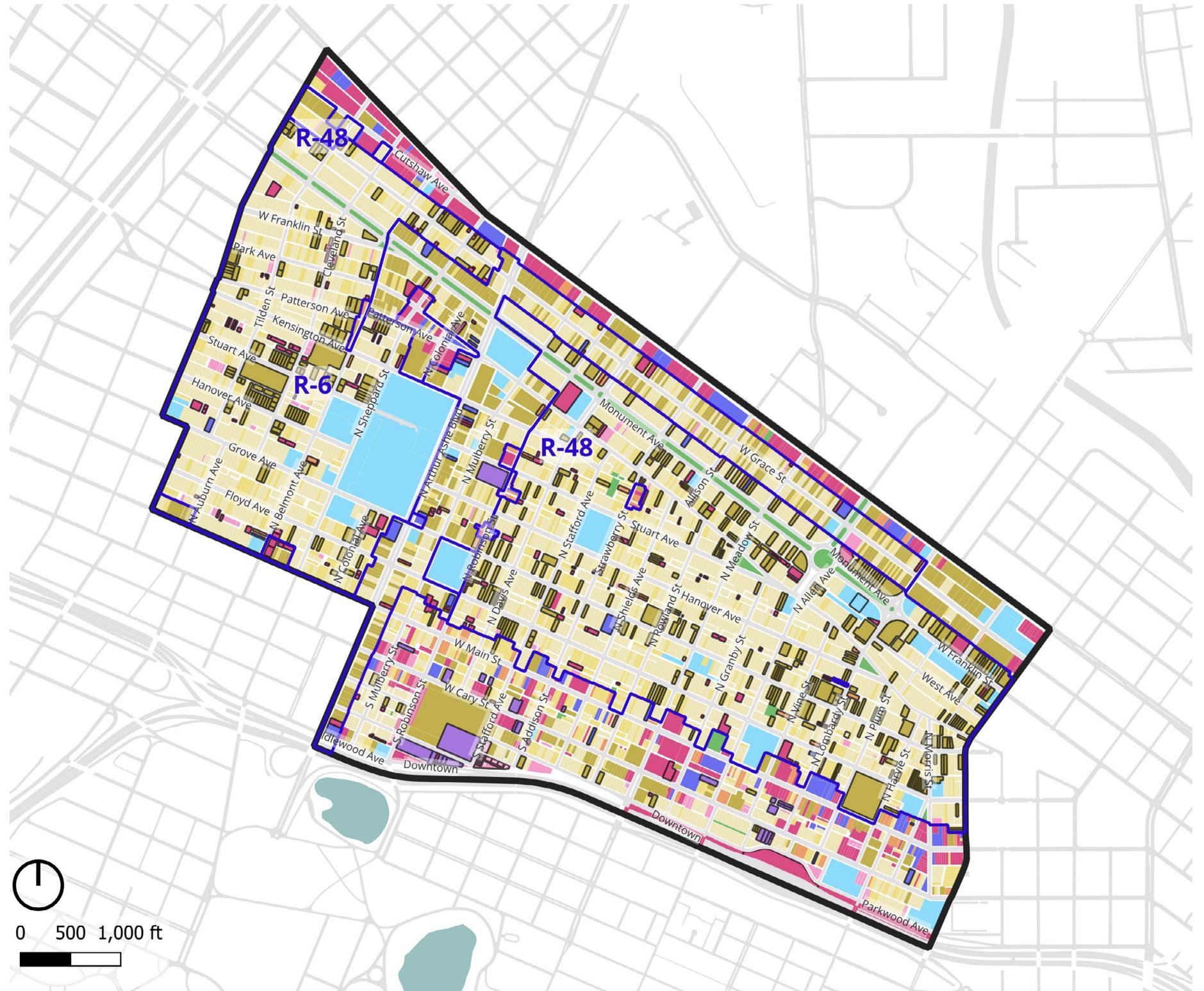
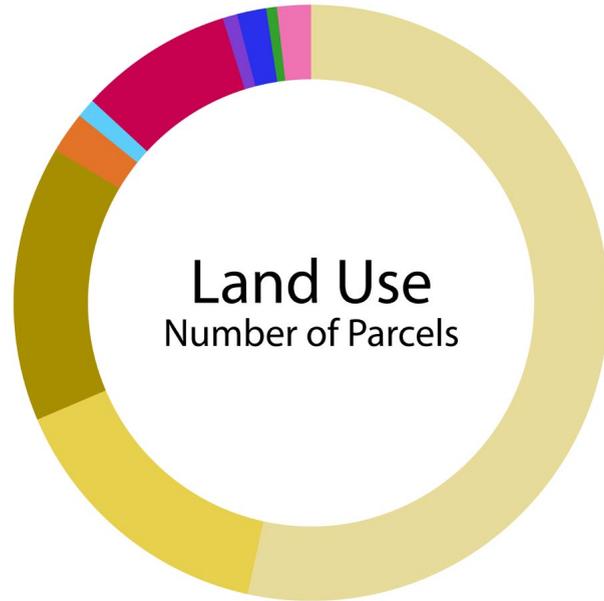


2. THE FAN / MUSEUM DISTRICT



2. The Fan / Museum District

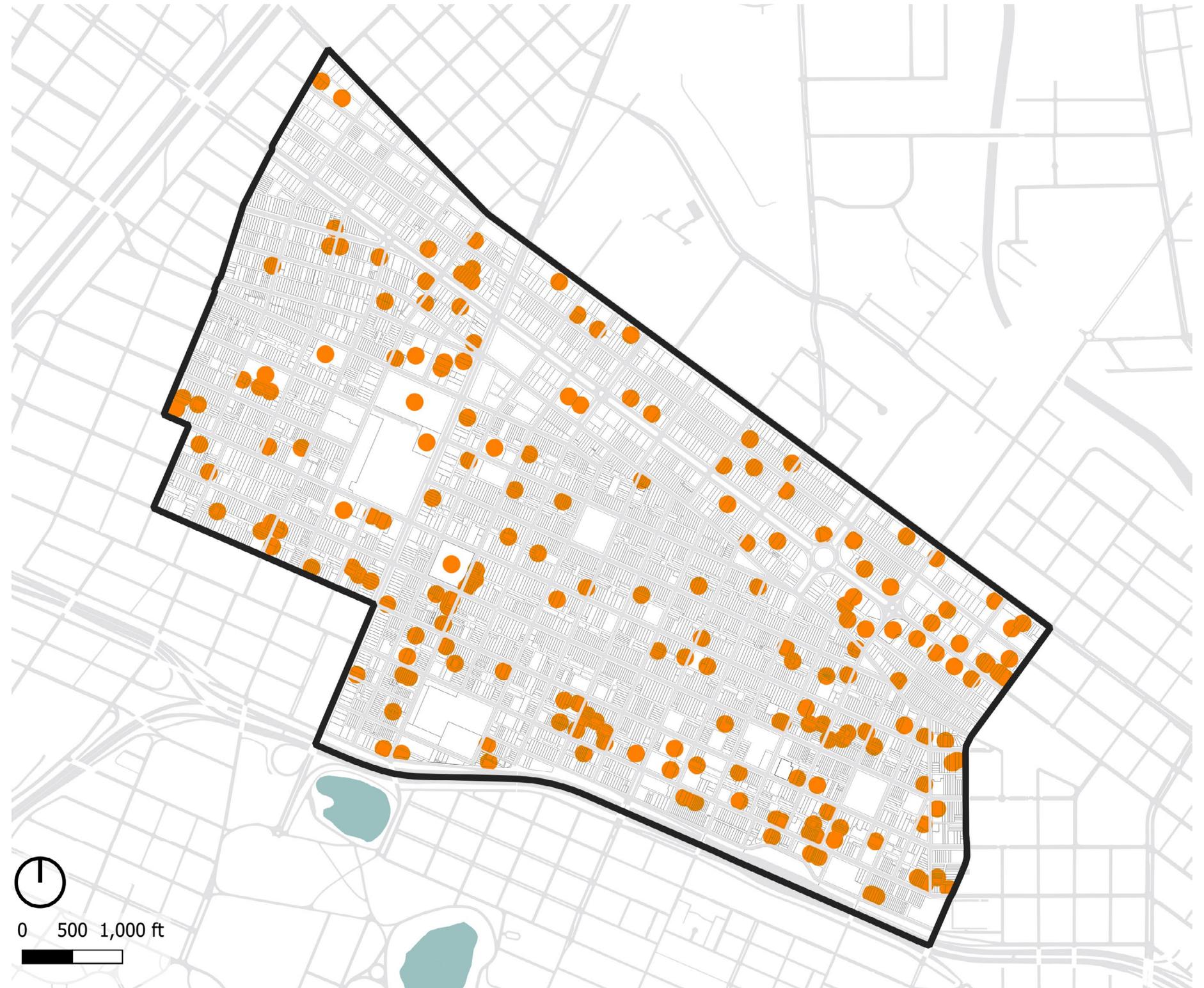
LAND USE



2. The Fan / Museum District

SPECIAL USE PERMITS

Special Use Permits (SUPs) by location within the neighborhood.

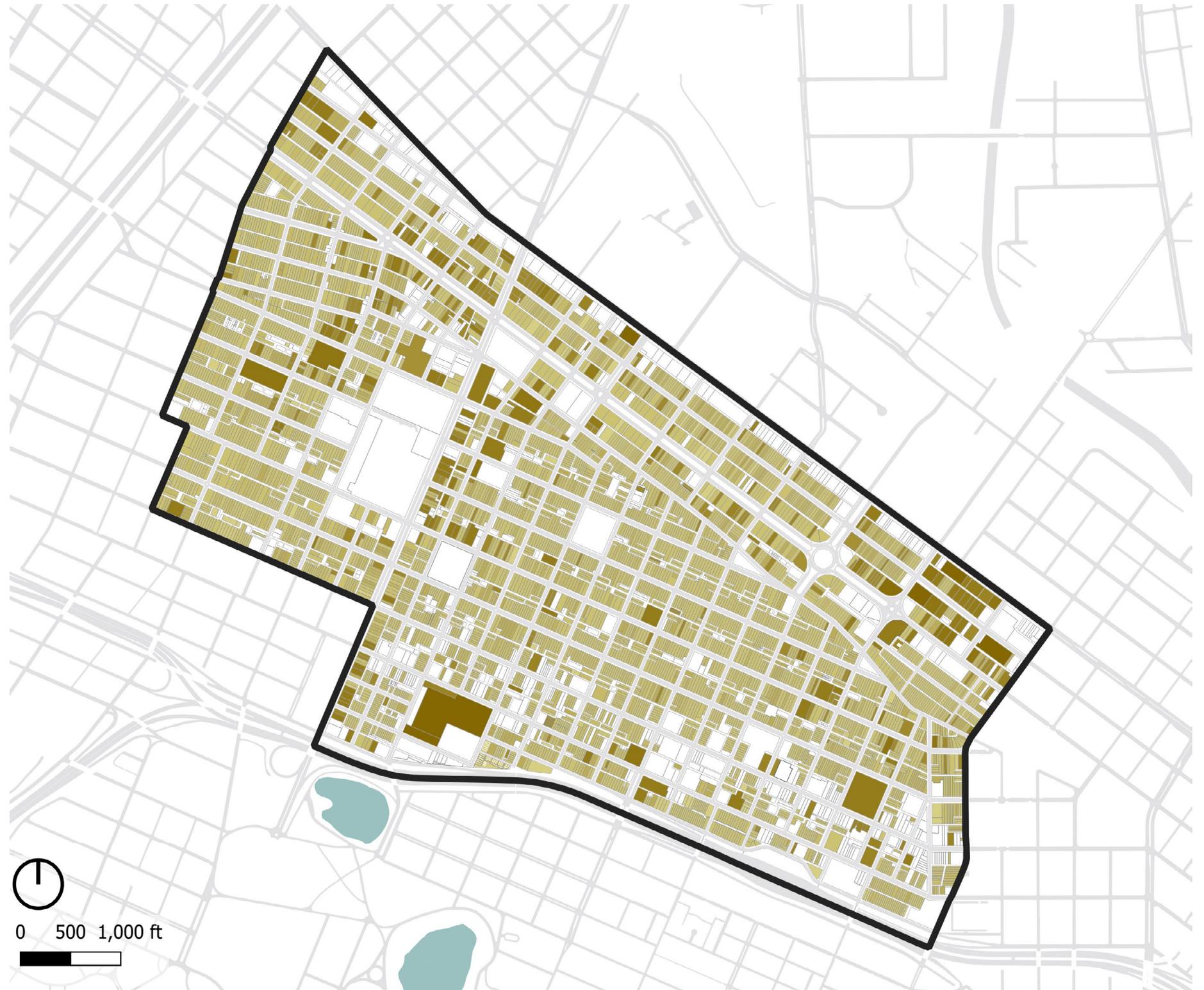


2. The Fan / Museum District

RESIDENTIAL TYPOLOGY

Residential Parcel Typology

- 100+ Units
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- 25-99 Units
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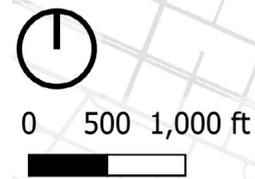
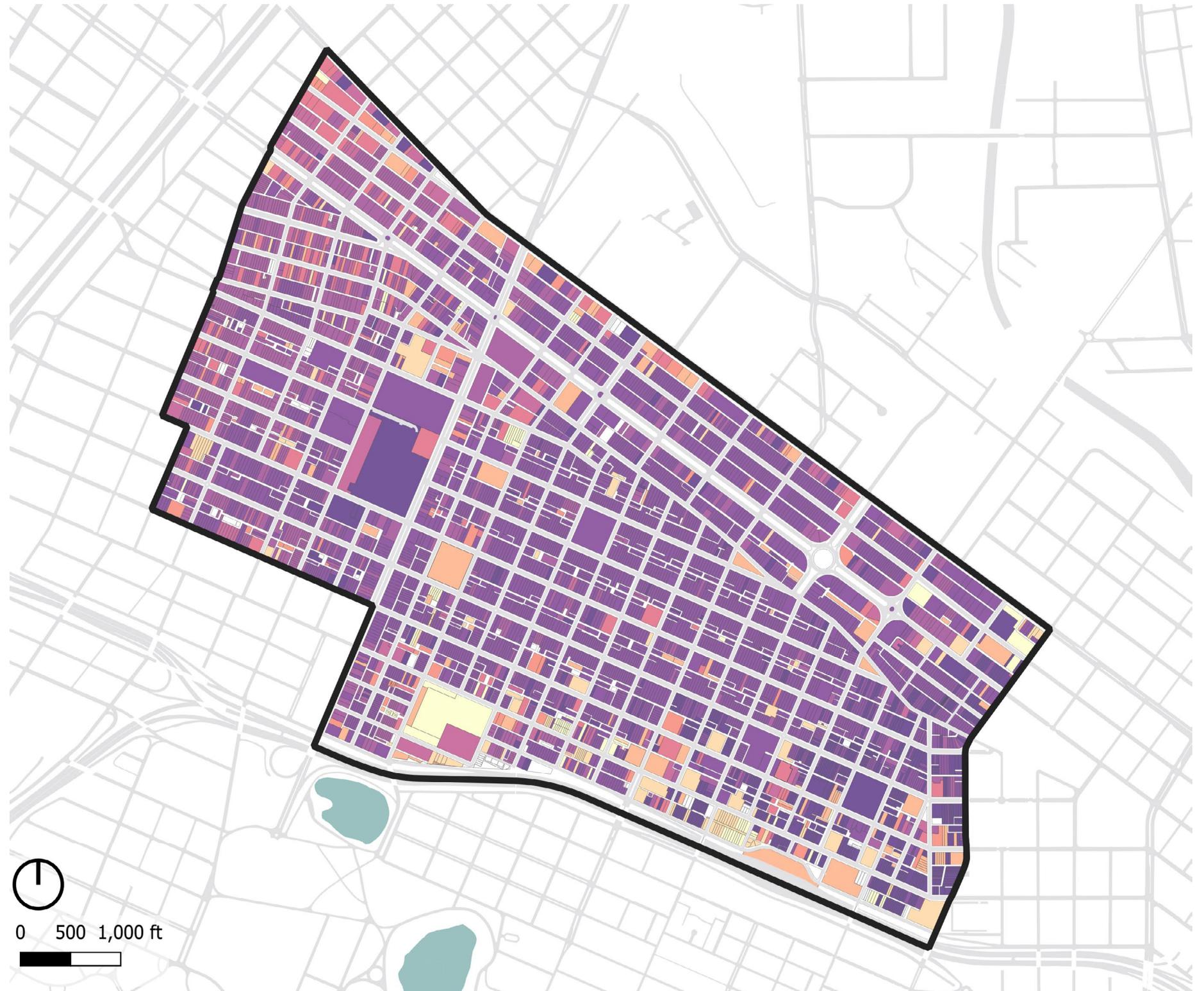
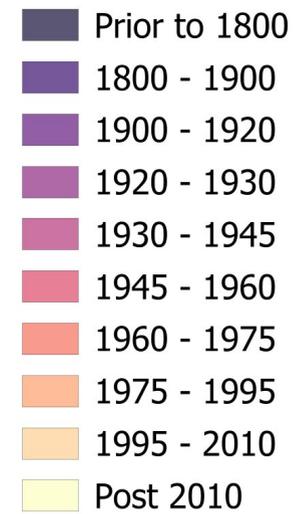


2. The Fan / Museum District

HISTORIC PATTERN

Parcels by Year built

ASR Parcels by Year Built

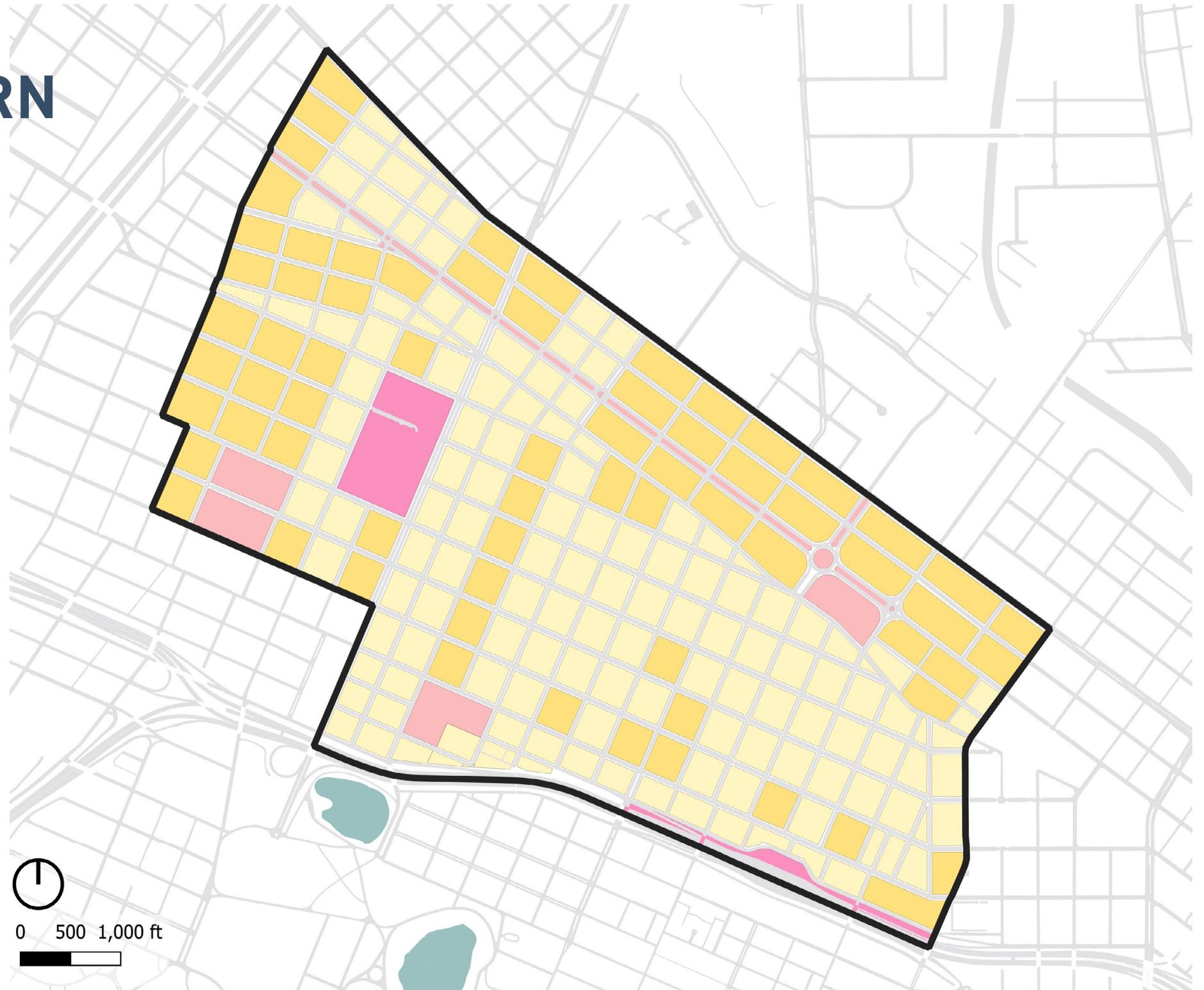
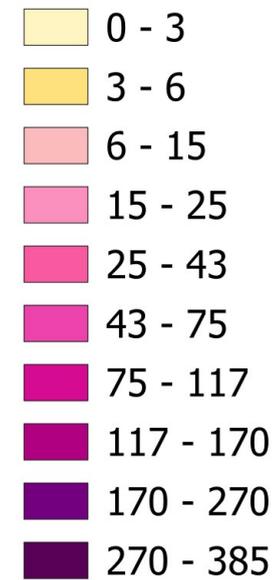


2. The Fan / Museum District

URBAN FABRIC PATTERN

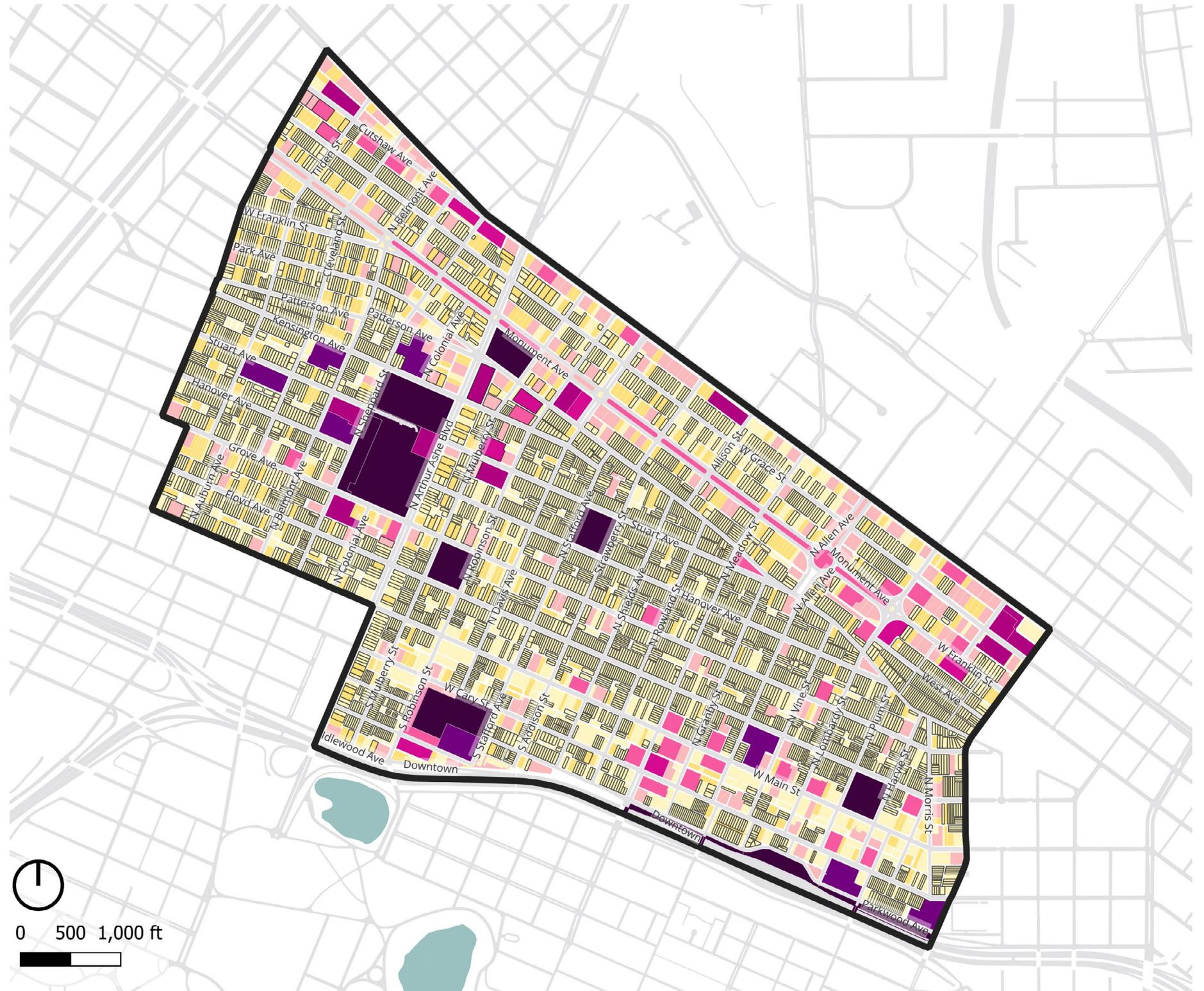
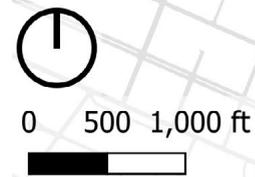
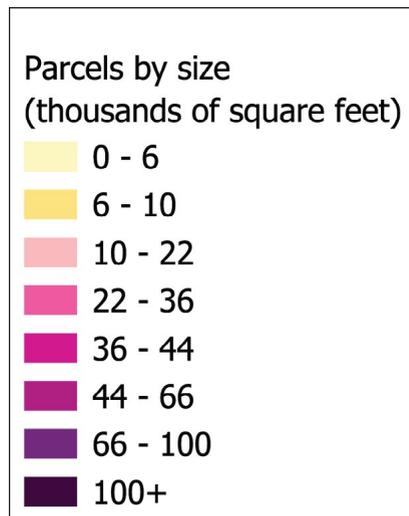
Blocks by size.

City Block Size (Acres)



2. The Fan / Museum District

PARCEL SIZES



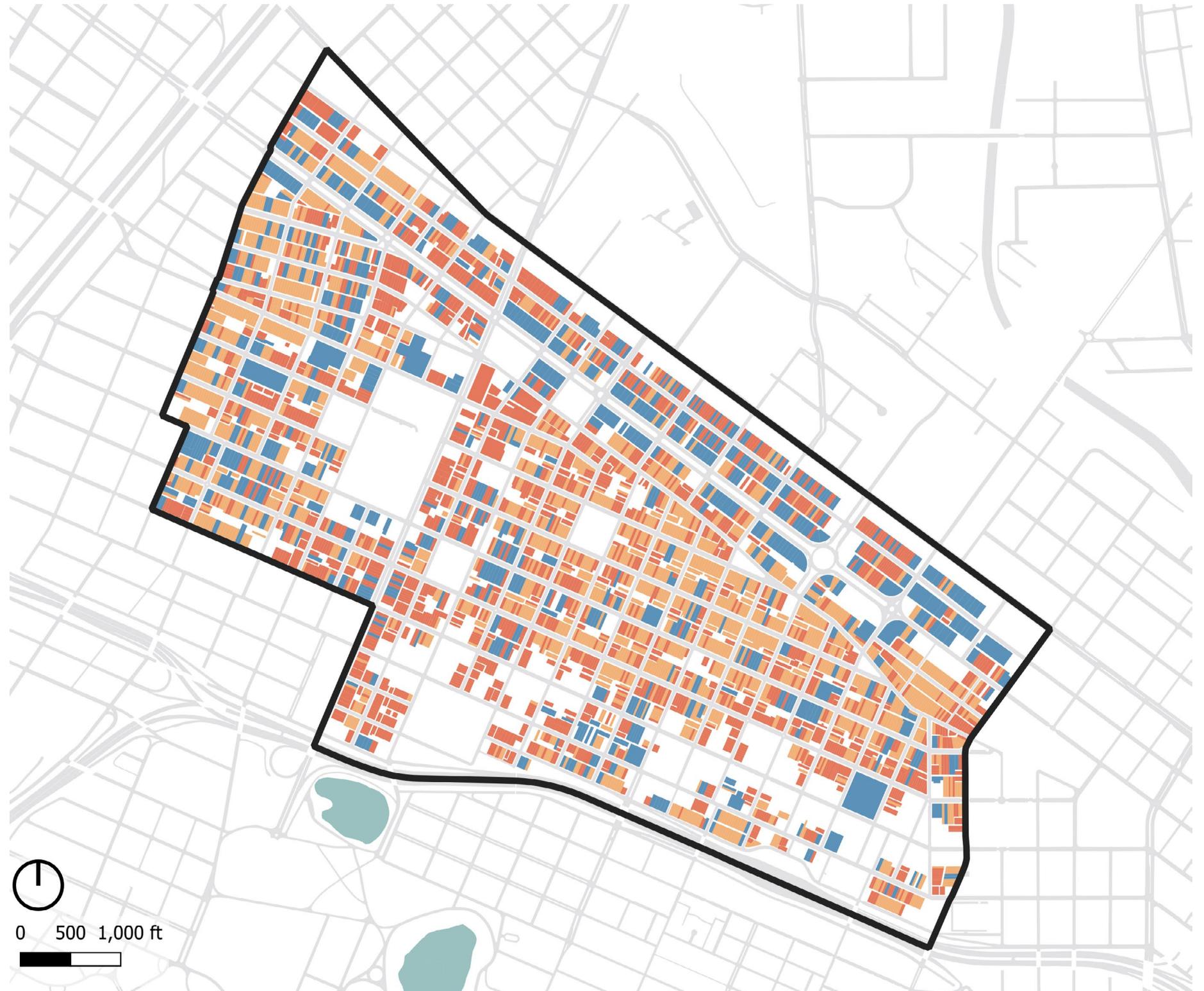
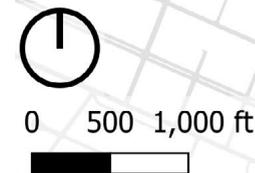
2. The Fan / Museum District

PARCEL SIZE NONCONFORMITY

Parcels in yellow may or may not be conforming, depending if they are attached or detached.

Parcels in orange are smaller than the smallest allowable size in the zoning district.

-  Parcels larger than all lot size minimums
-  Parcels between lot size minimums
-  Parcels smaller than all lot size minimums



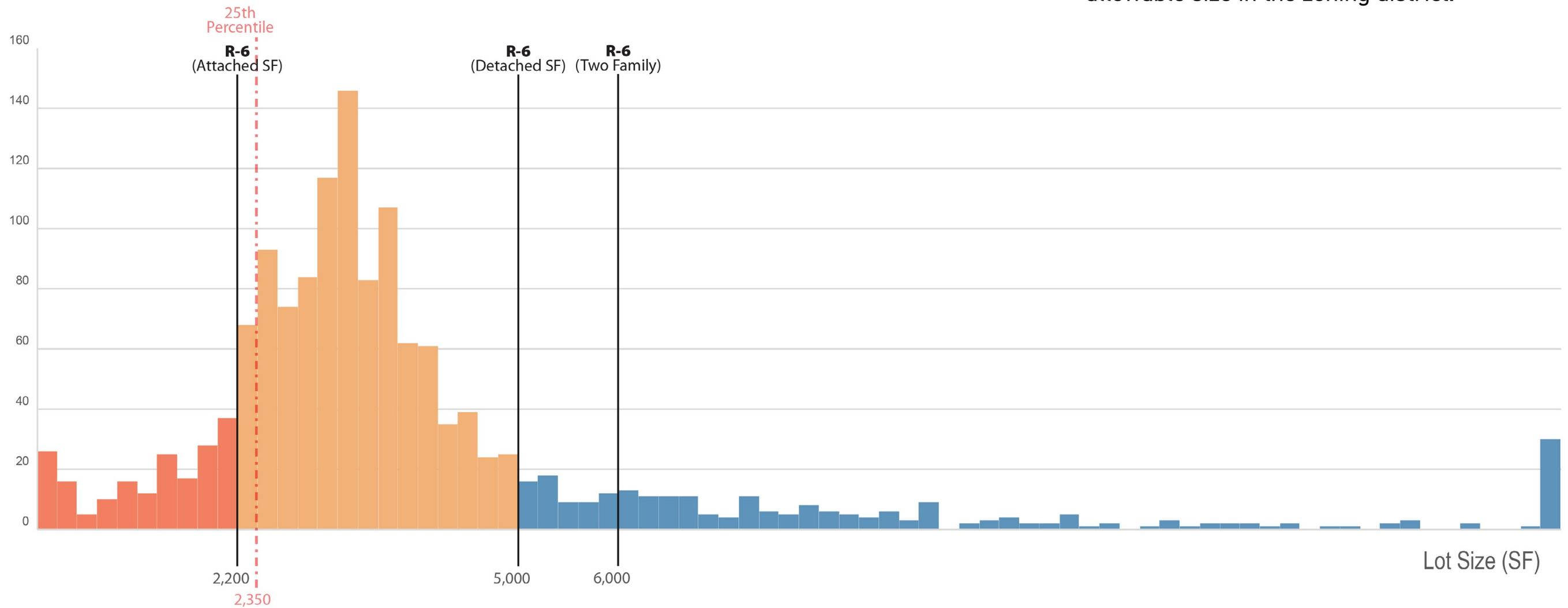
2. The Fan / Museum District

PARCEL SIZE DISTRIBUTION

Distribution by parcel size for parcels within the R-6 district

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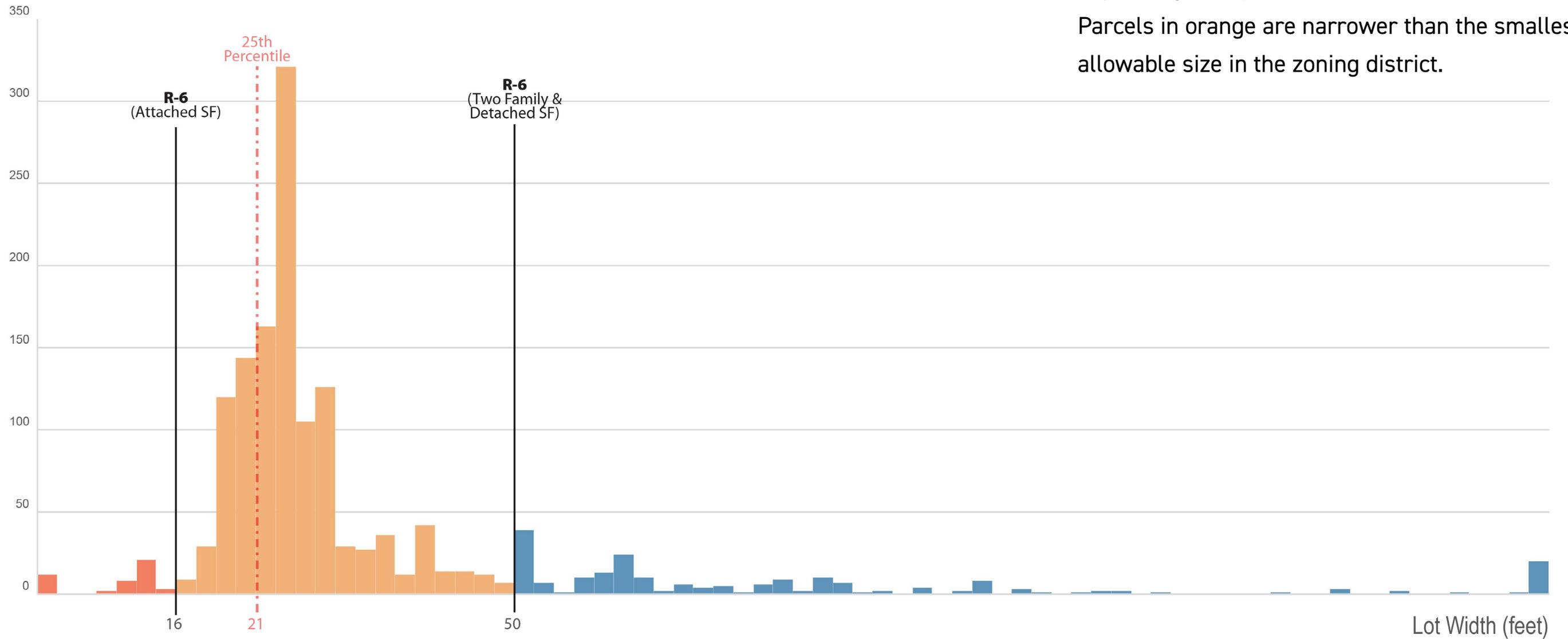
Parcels in orange are smaller than the smallest allowable size in the zoning district.



2. The Fan / Museum District

PARCEL FRONTAGE DISTRIBUTION

Distribution by parcel width for parcels within the R-6 district

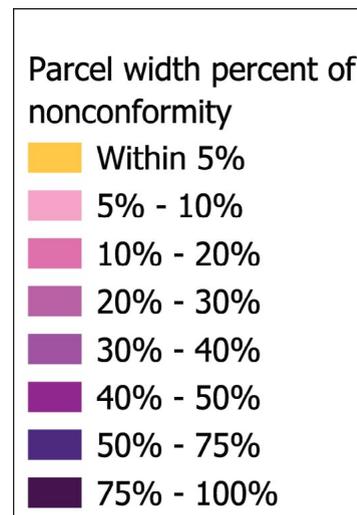


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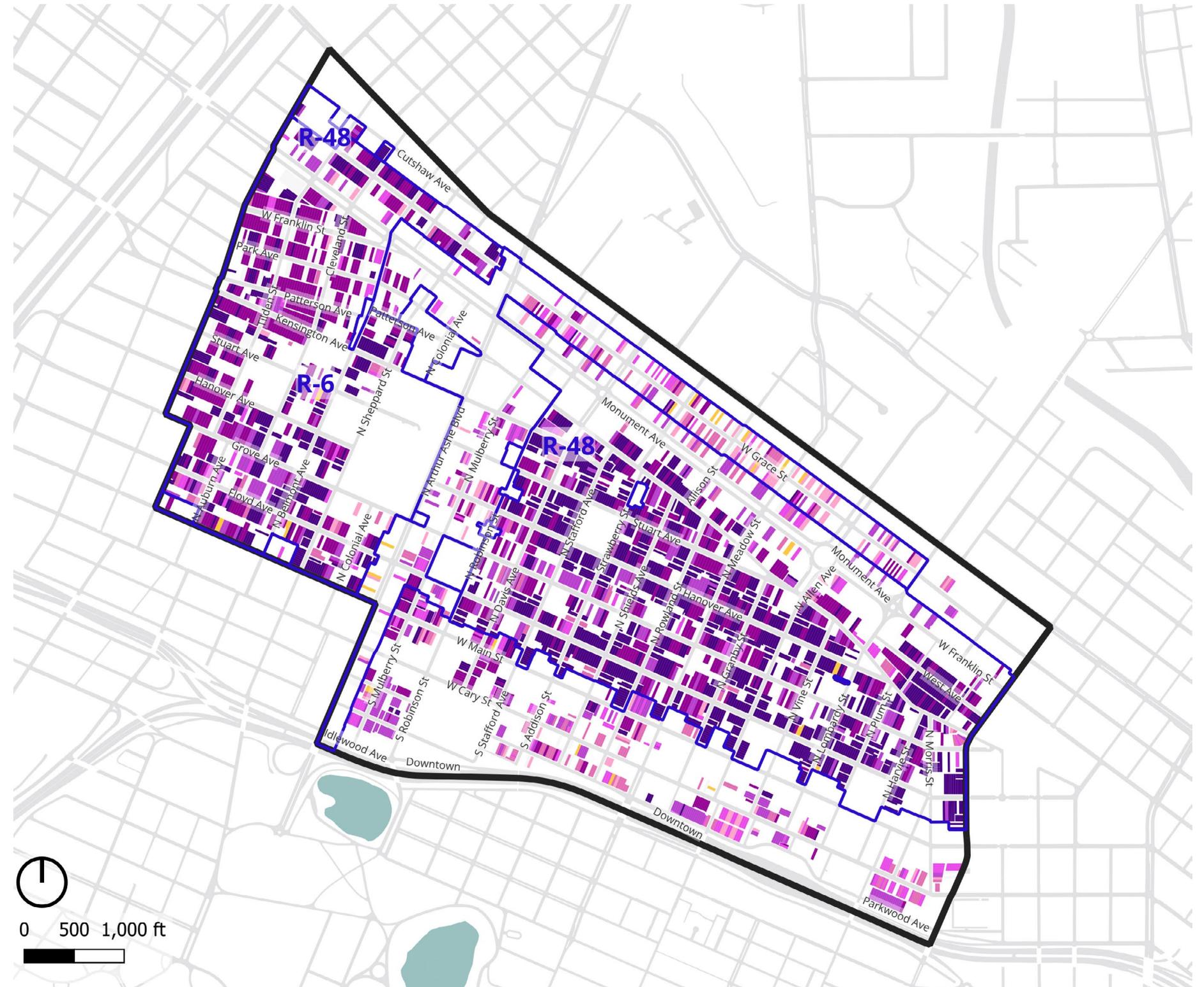
2. The Fan / Museum District

PARCEL FRONTAGE

District	Property Type	Min Lot Width
R-6	SFD	50 ft
	SFA	16 ft
	2FD or 2FA	50 ft



* The percentage of nonconformity was calculated using the required minimum for detached buildings.



2. The Fan / Museum District

NONCONFORMITIES

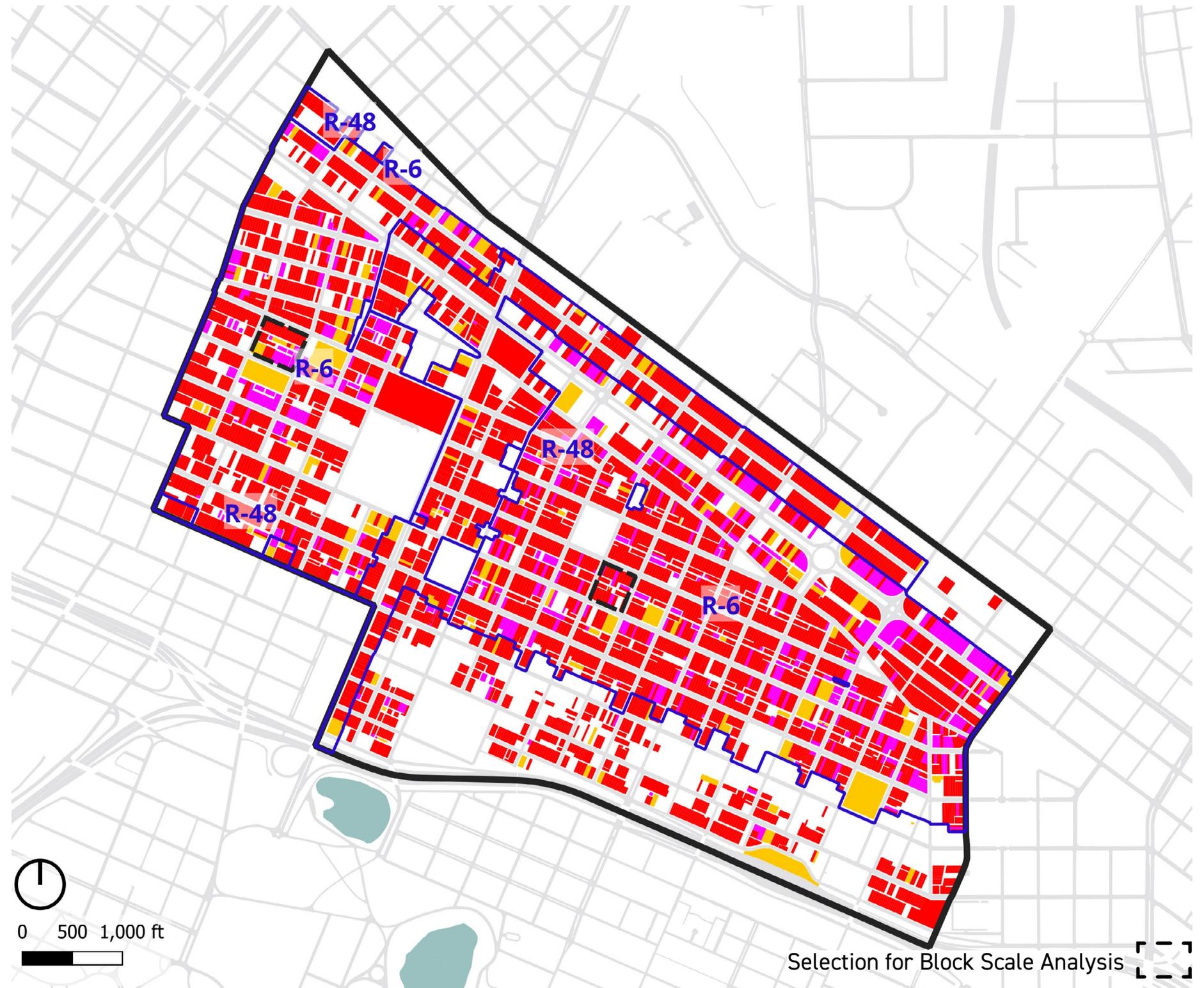
Up to **83%** of all parcels in The Fan / Museum District are nonconforming based on lot size, lot coverage, building height, frontage, and/or use.

3% Due to Use

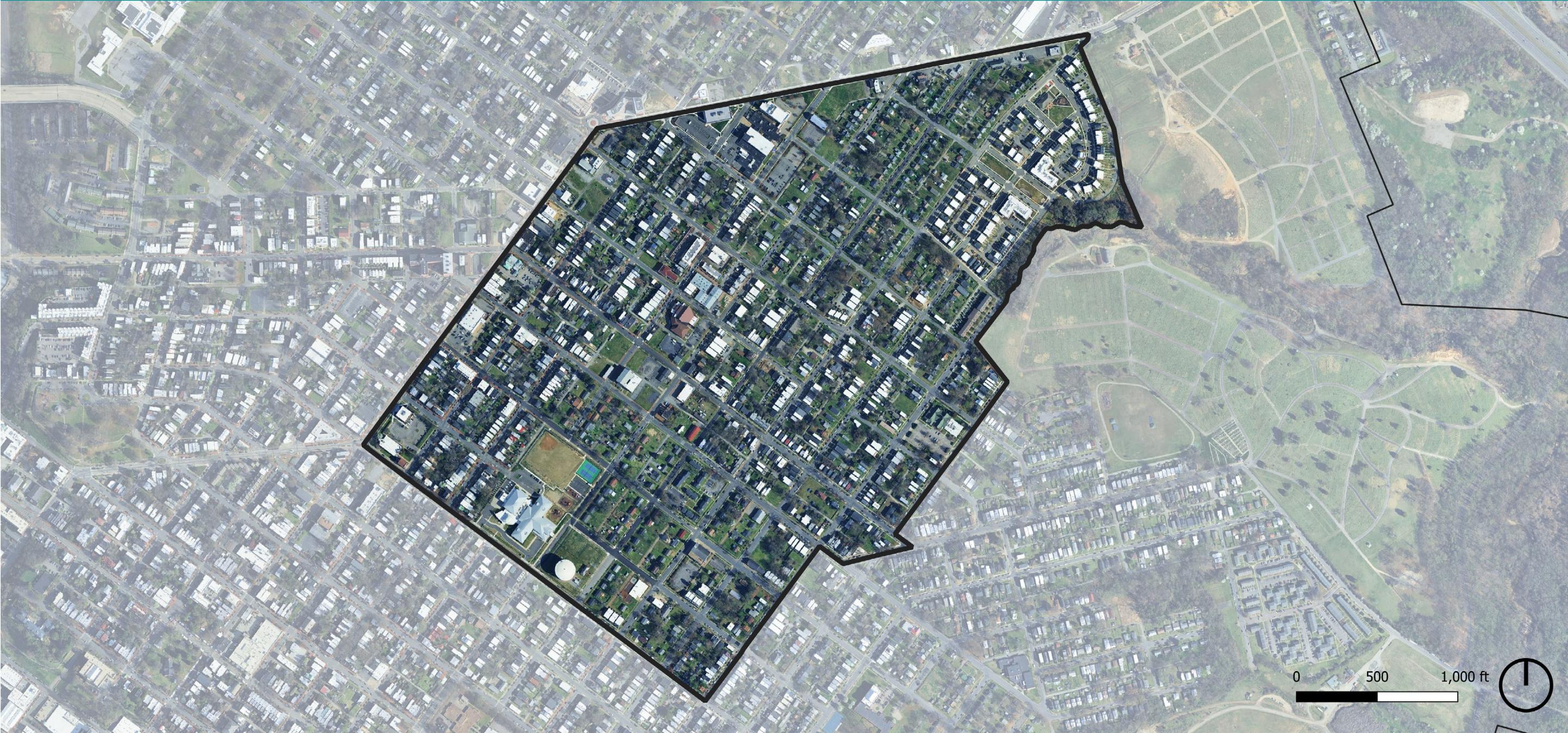
70% Due to Form

10% Due to Both

Predominantly zoned R-6 and R-48

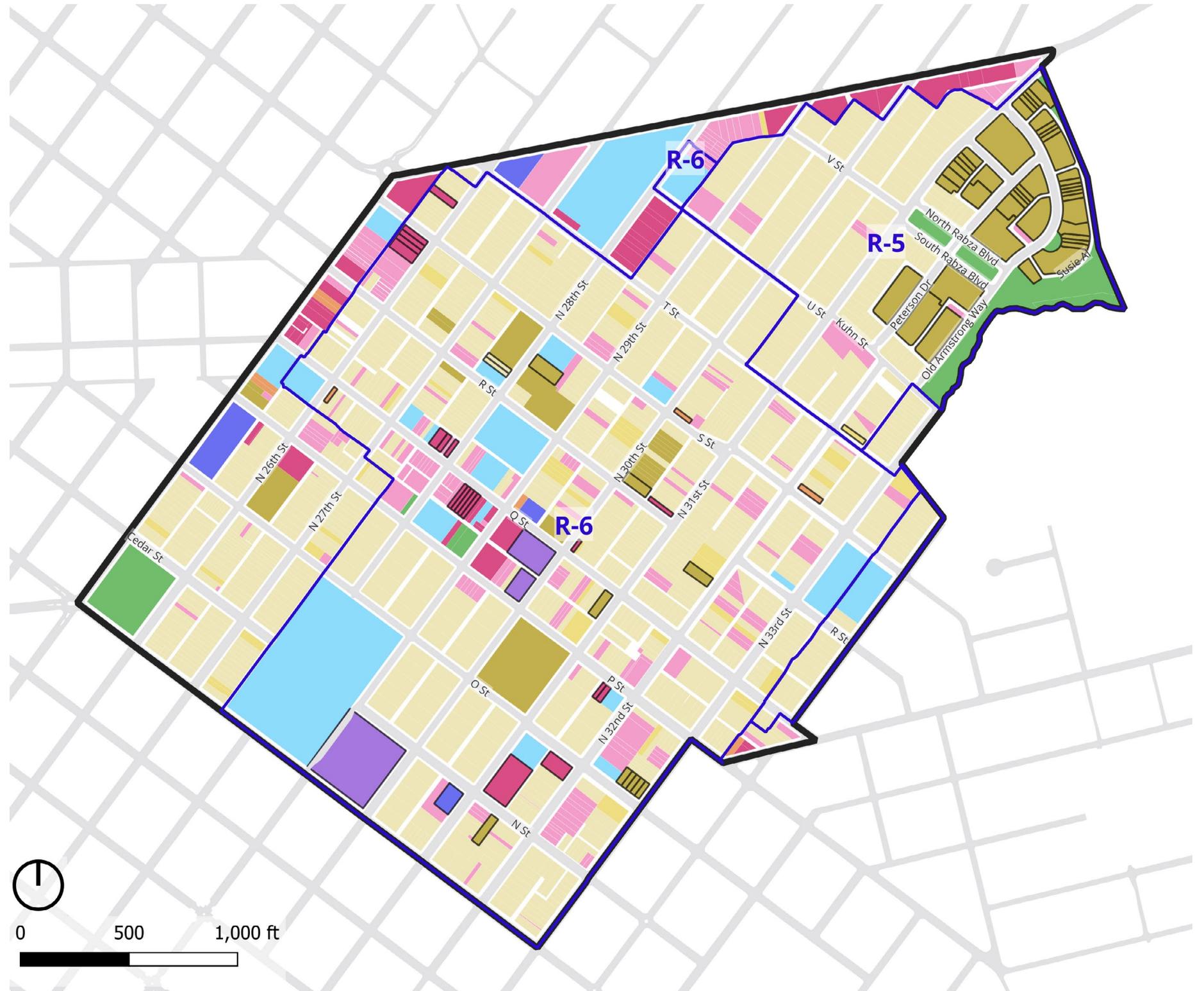
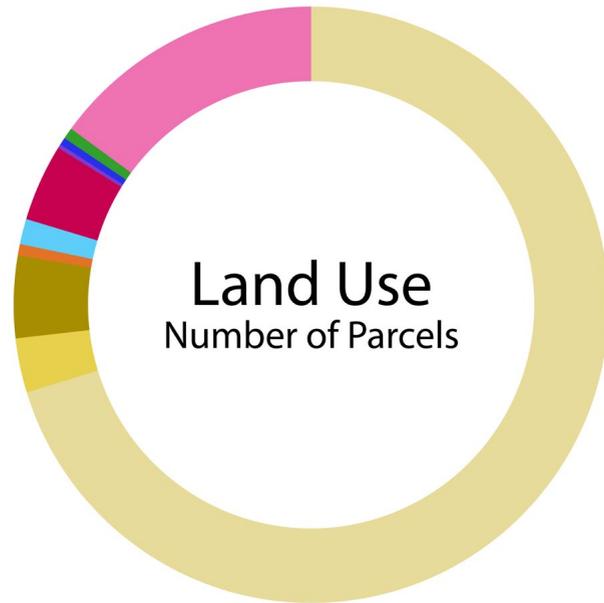


3. CHURCH HILL NORTH



3. Church Hill North

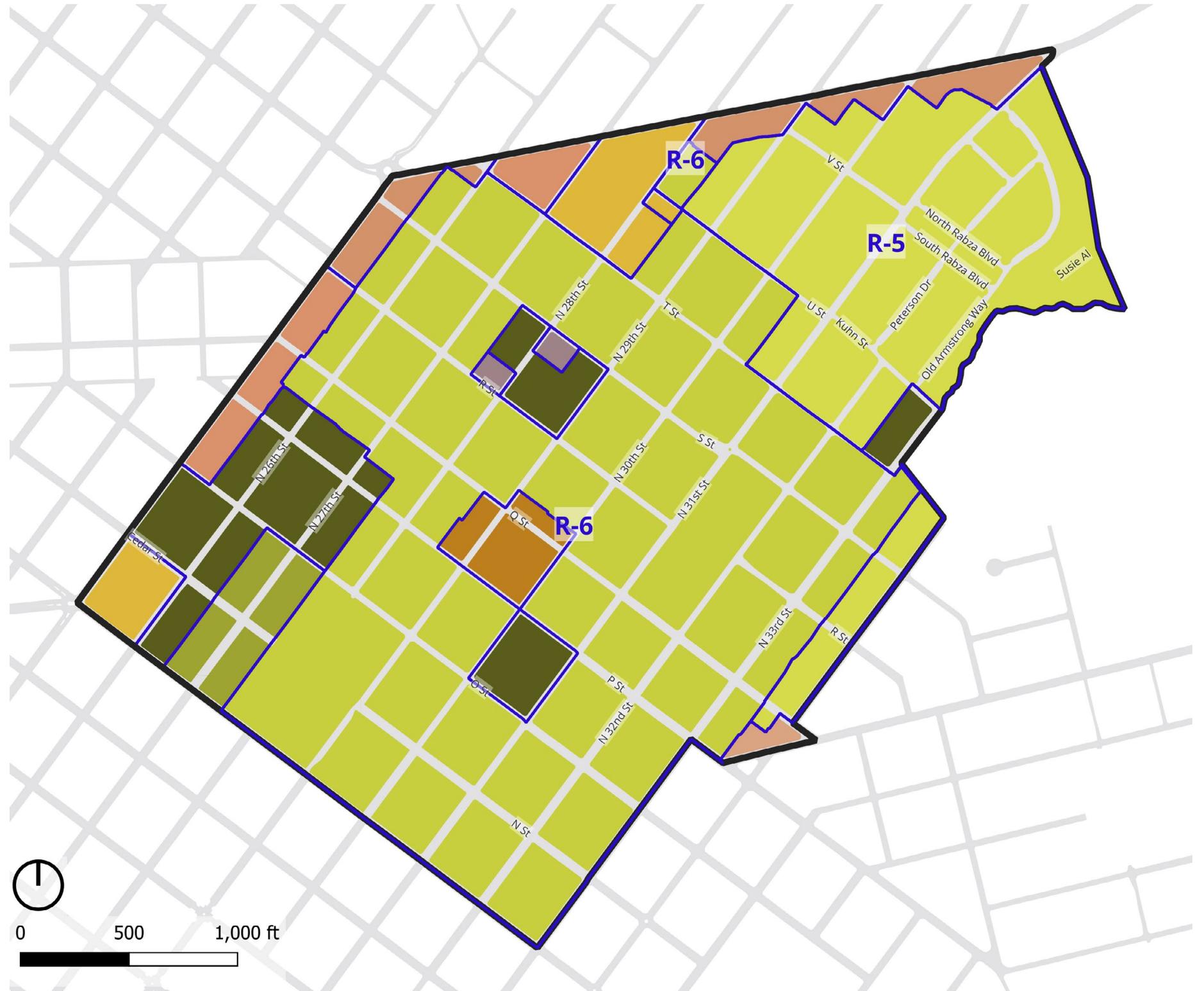
LAND USE



3. Church Hill North

CURRENT ZONING

Zoning Districts	
	B-1 Neighborhood Business
	B-2 Community Business
	B-3 General Business
	B-4 Central Business
	B-5 Central Business
	B-6 Mixed-Use Business
	B-7 Mixed-Use Business
	I Institutional
	M-1 Light Industrial
	M-2 Heavy Industrial
	R-2 Single-family residential
	R-4 Single-family residential
	R-5 Single-family residential
	R-6 Single-family attached residential
	R-7 Single- and two-family urban residential
	R-8 Urban residential
	R-48 Multifamily residential
	R-53 Multifamily residential
	R-63 Multifamily urban residential
	R-73 Multifamily residential
	RO-2 Residential Office
	RO-3 Residential Office
	UB Urban Business
	UB-2 Urban Business
	TOD-1 Transit-Oriented Nodal



3. Church Hill North

SPECIAL USE PERMITS

Special Use Permits (SUPs) by location within the neighborhood.

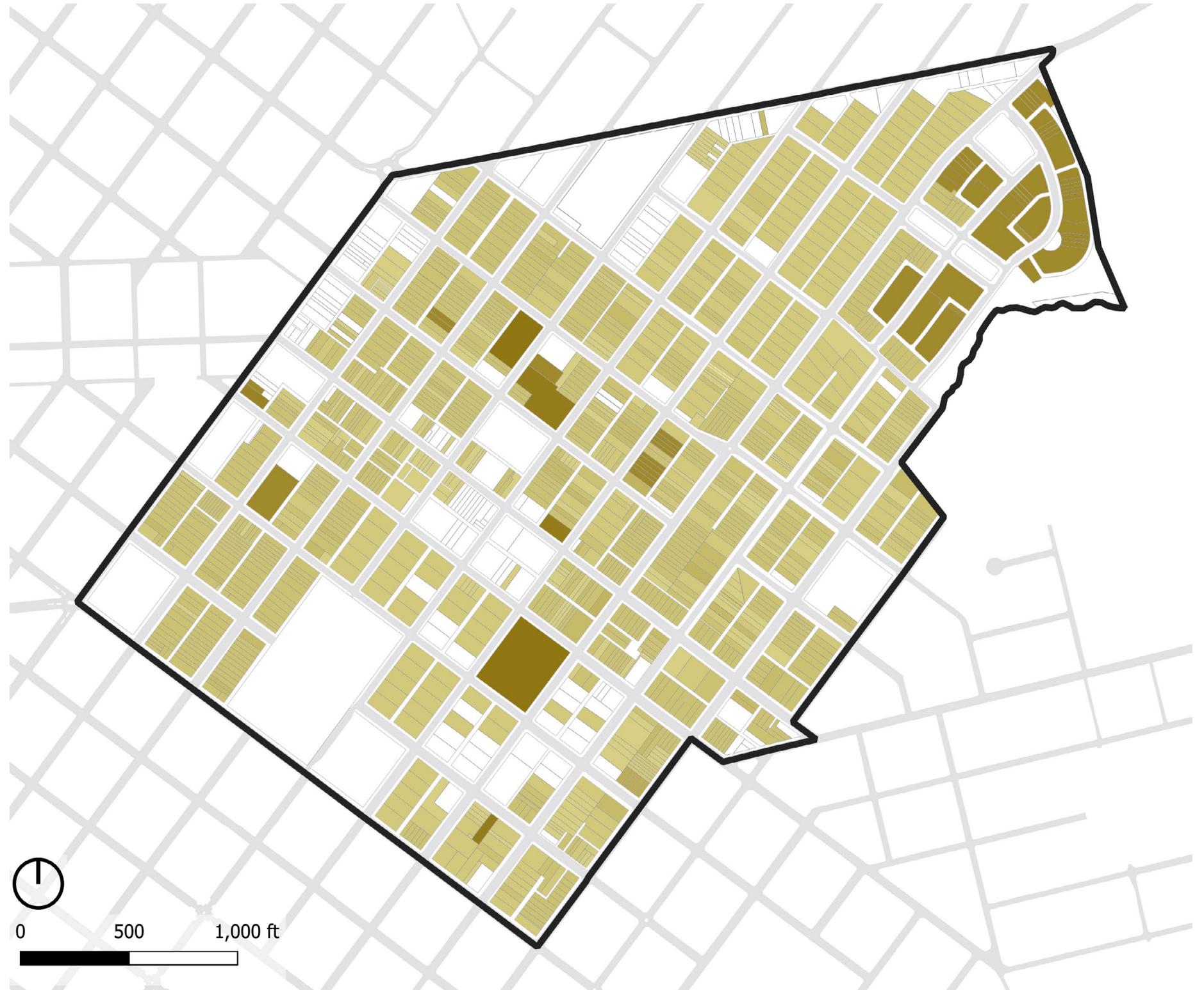


3. Church Hill North

RESIDENTIAL TYPOLOGY

Residential Parcel Typology

- 100+ Units
- 50+ Units
- 25-99 Units
- 10-50 Units
- 5-49 Units
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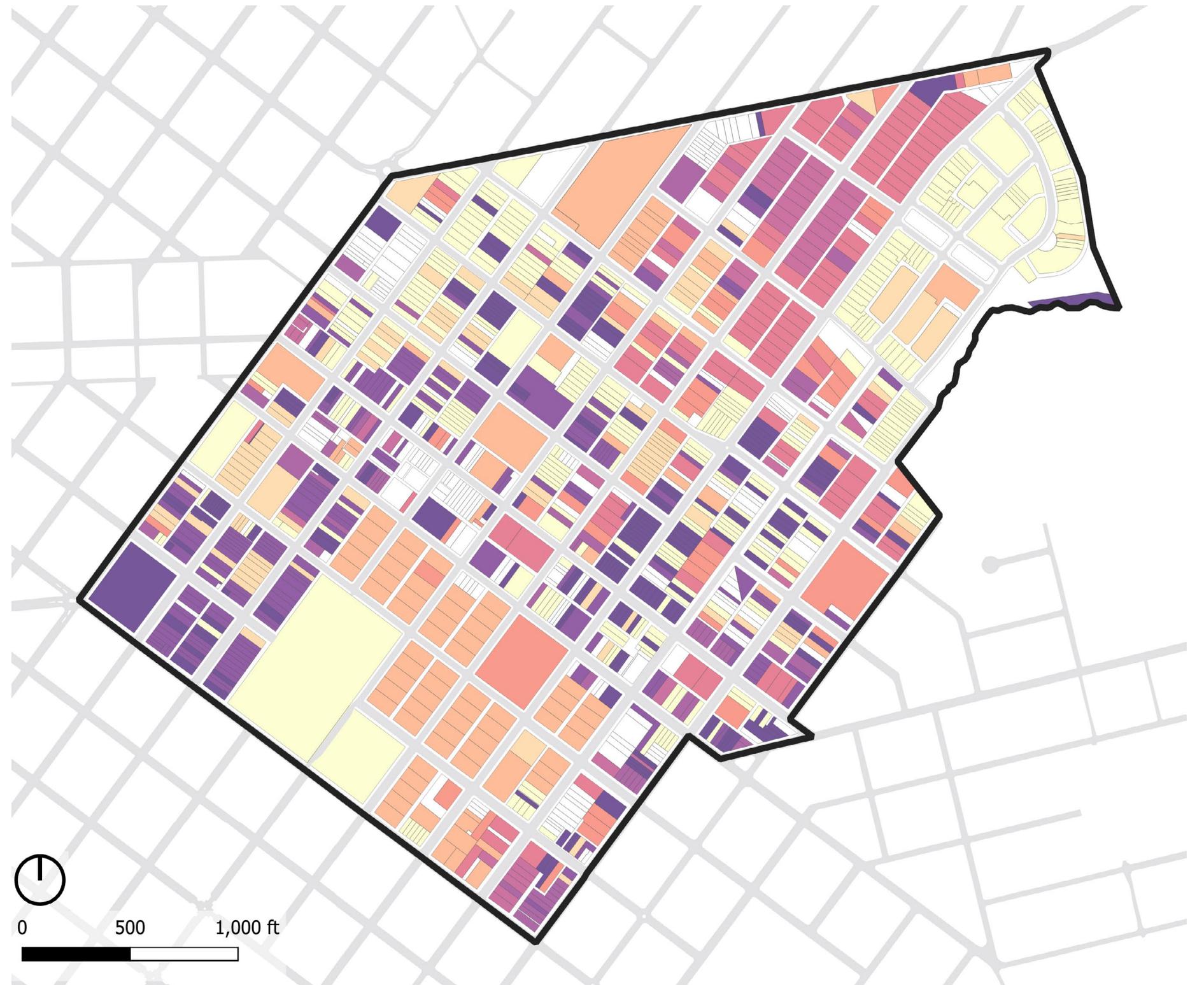
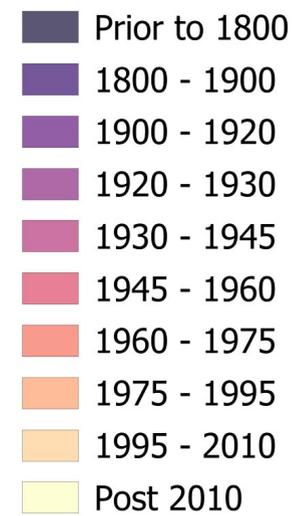


3. Church Hill North

HISTORIC PATTERN

Parcels by Year built

ASR Parcels by Year Built

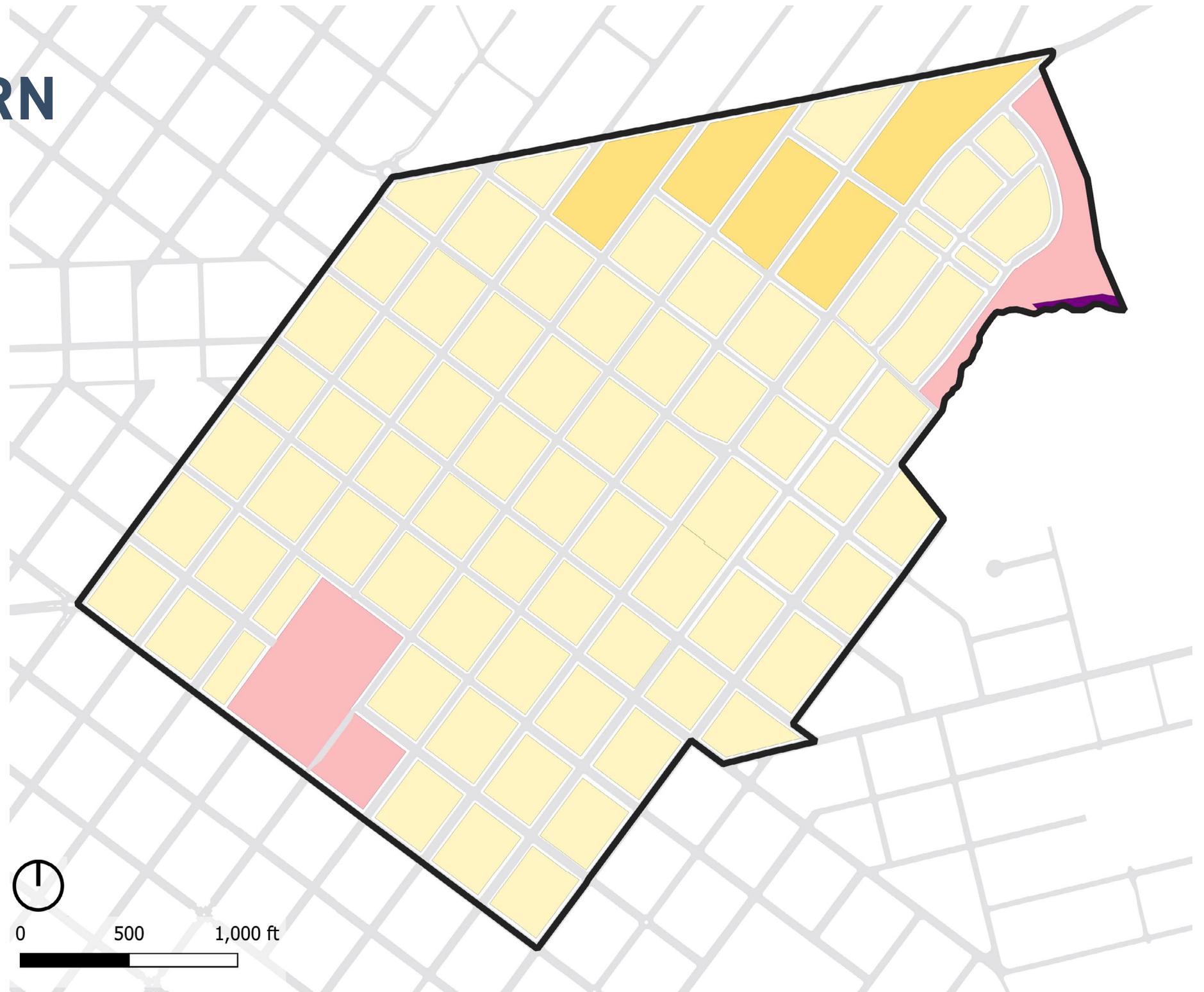
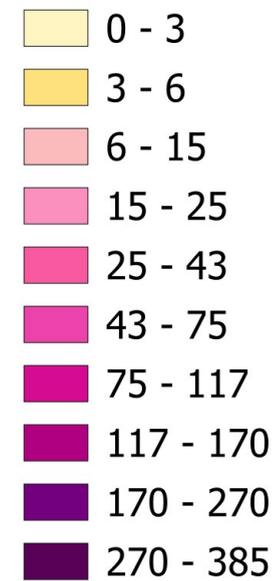


3. Church Hill North

URBAN FABRIC PATTERN

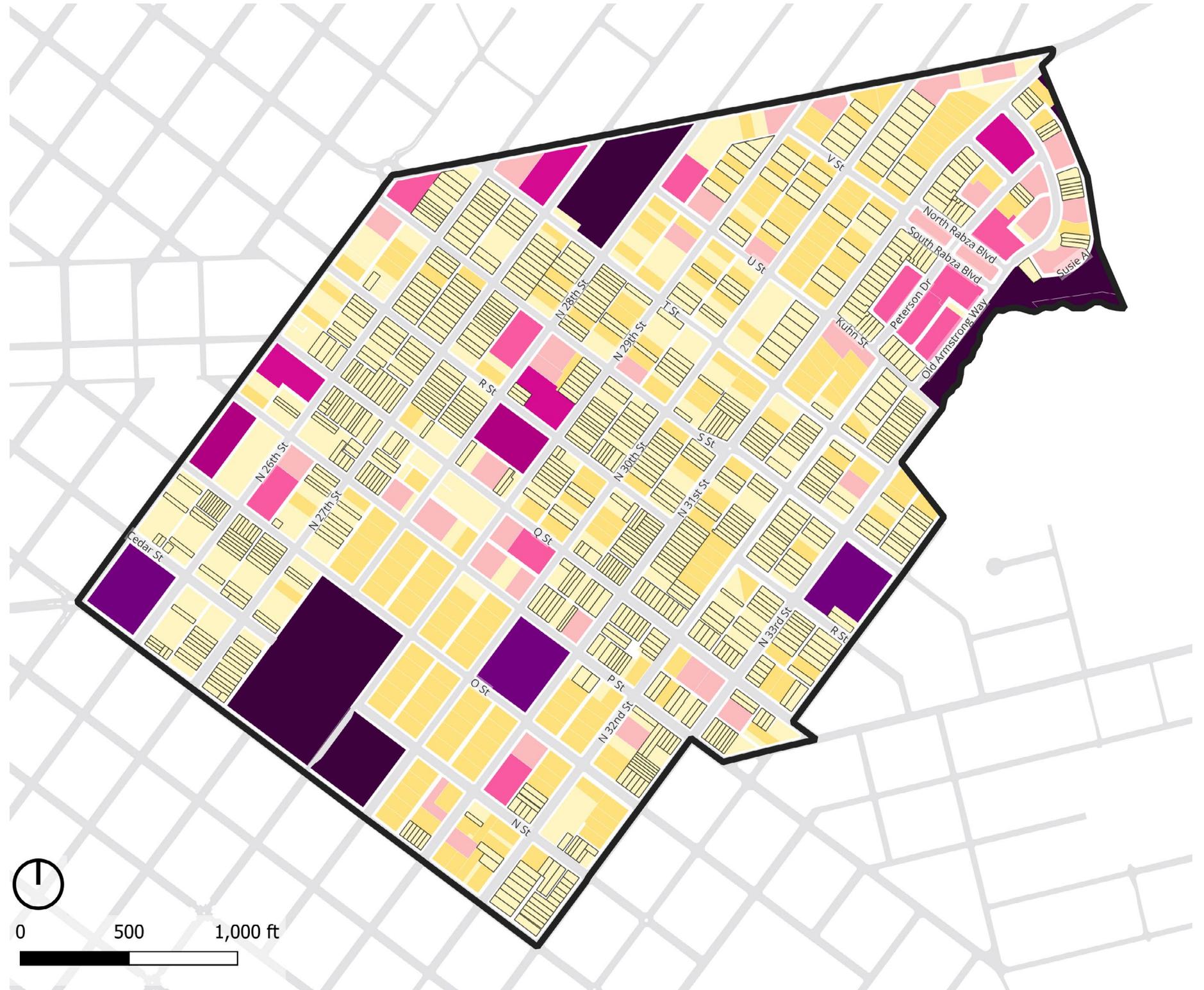
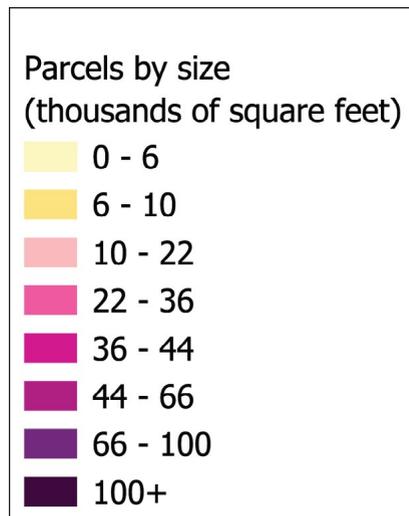
Blocks by size.

City Block Size (Acres)



3. Church Hill North

PARCEL SIZES



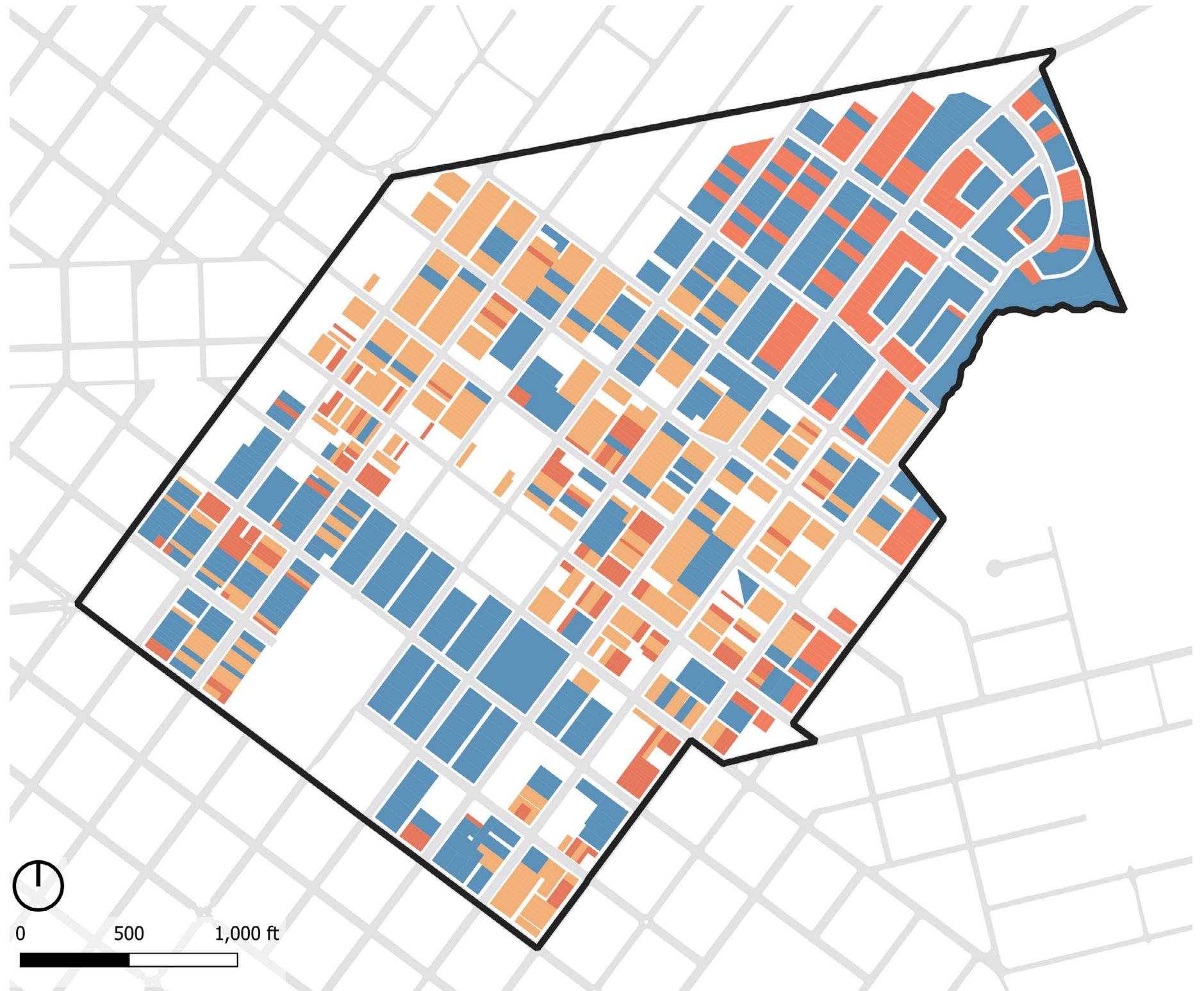
3. Church Hill North

PARCEL SIZE NONCONFORMITY

Parcels in yellow may or may not be conforming, depending if they are attached or detached.

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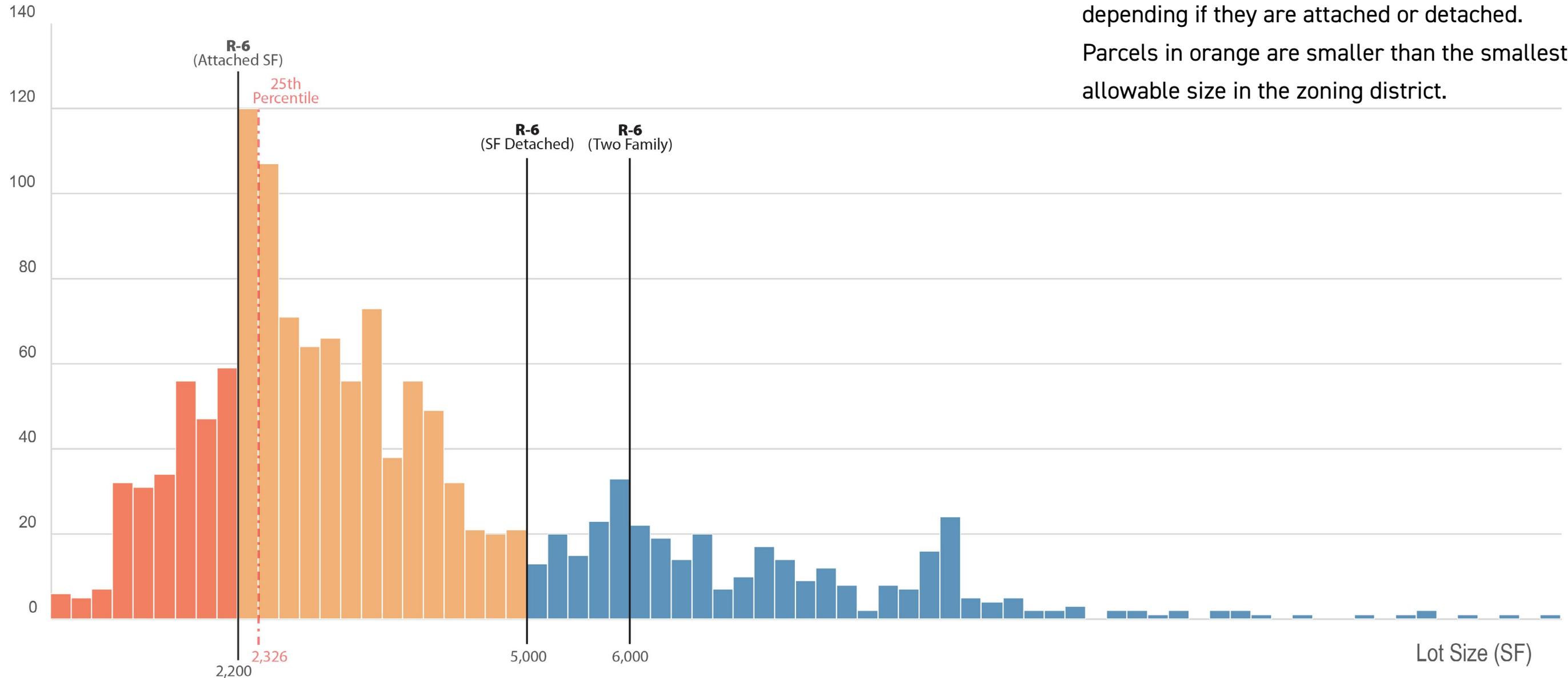
- Parcels larger than all lot size minimums
- Parcels between lot size minimums
- Parcels smaller than all lot size minimums



3. Church Hill North

PARCEL SIZE DISTRIBUTION

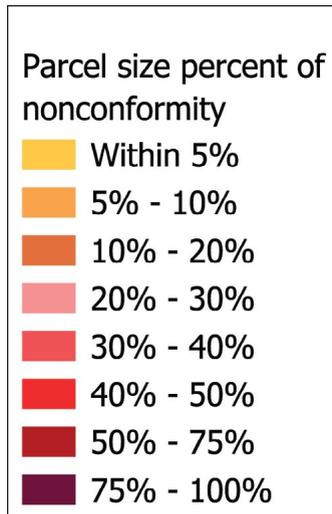
Distribution by parcel width for parcels within the R-6 district



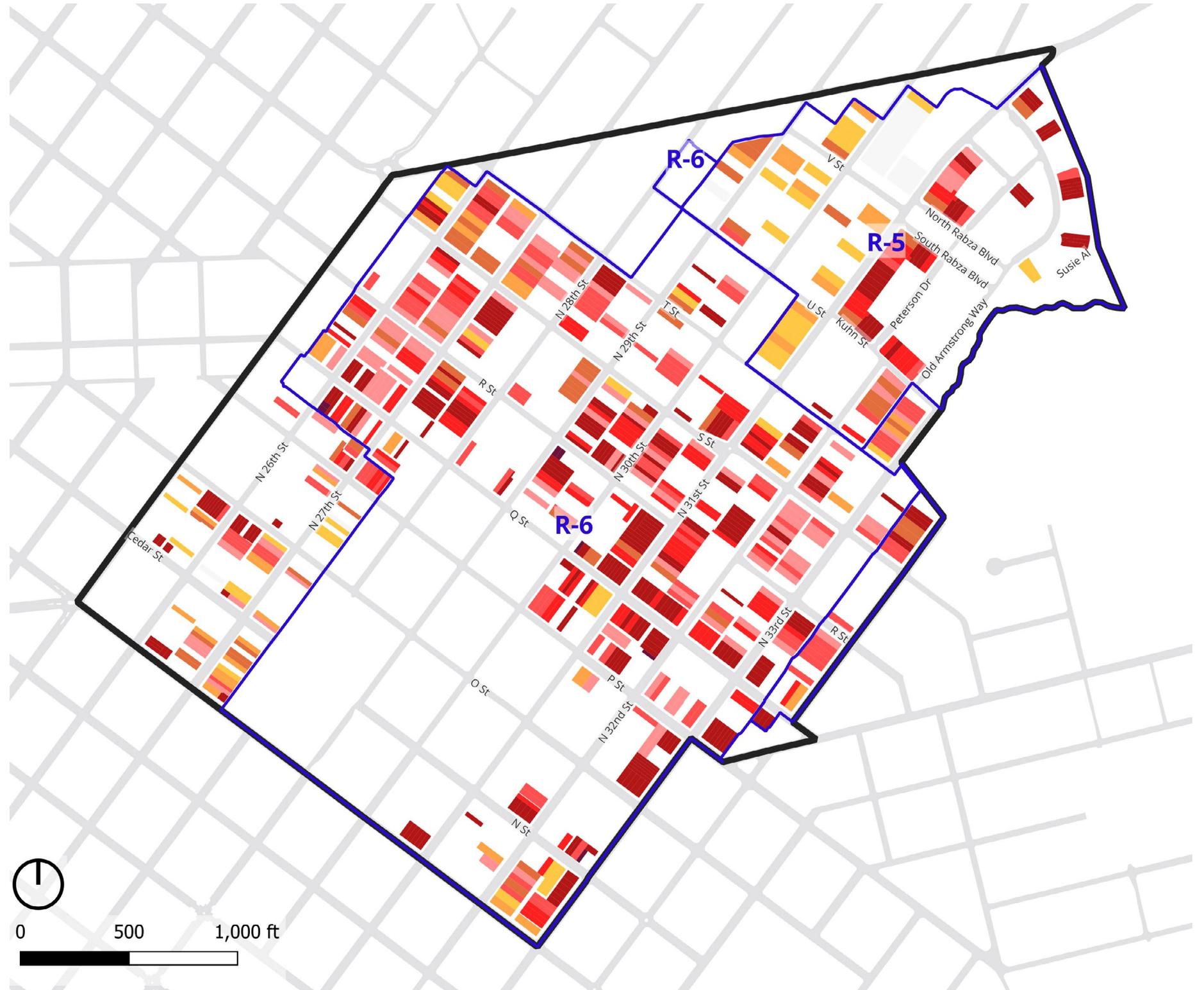
3. Church Hill North

PARCEL SIZE NONCONFORMITY

District	Property Type	Min Lot Size
R-5	SFD	6,000 sf
	SFD	5,000 sf
R-6	SFA	2,200 sf
	2FD or 2FA	6,000 sf



* The percentage of nonconformity was calculated using the required minimum for detached buildings.

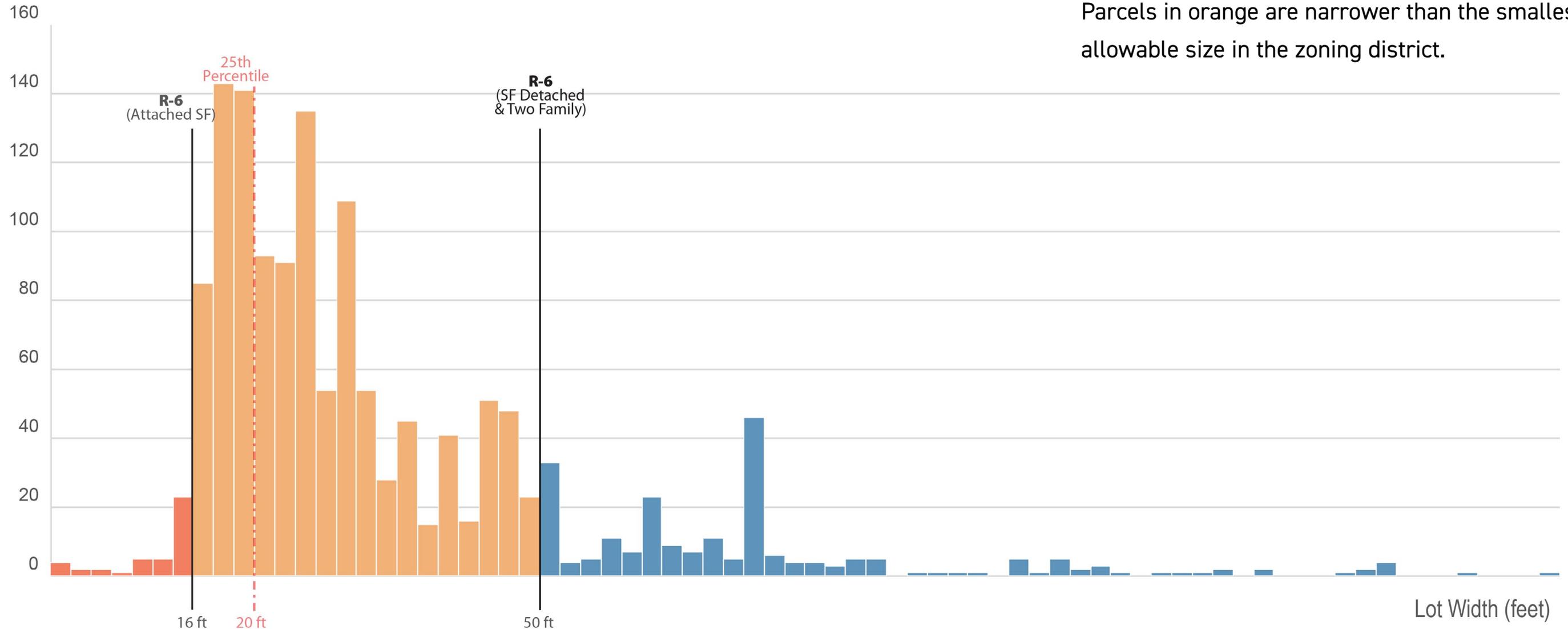


3. Church Hill North

PARCEL FRONTAGE DISTRIBUTION

Distribution by parcel width for parcels within the R-6 district

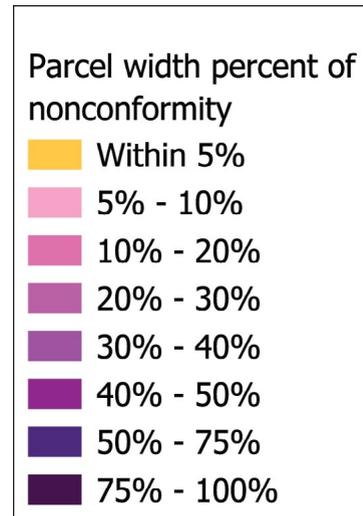
Parcels in yellow may or may not be conforming, depending if they are attached or detached.
Parcels in orange are narrower than the smallest allowable size in the zoning district.



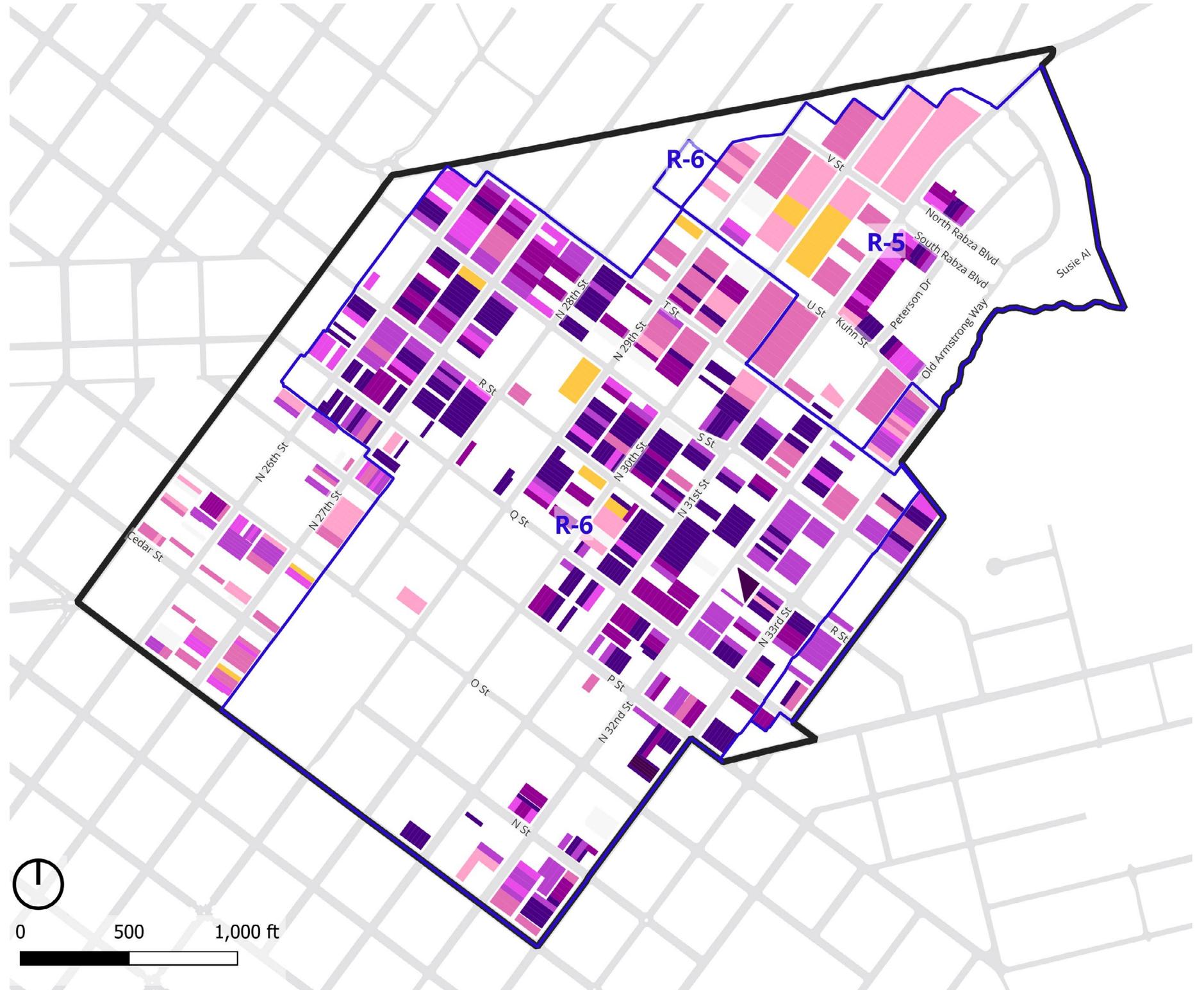
3. Church Hill North

PARCEL FRONTAGE

District	Property Type	Min Lot Width
R-5	SFD	50 ft
	SFD	50 ft
R-6	SFA	16 ft
	2FD or 2FA	50 ft



* The percentage of nonconformity was calculated using the required minimum for detached buildings.



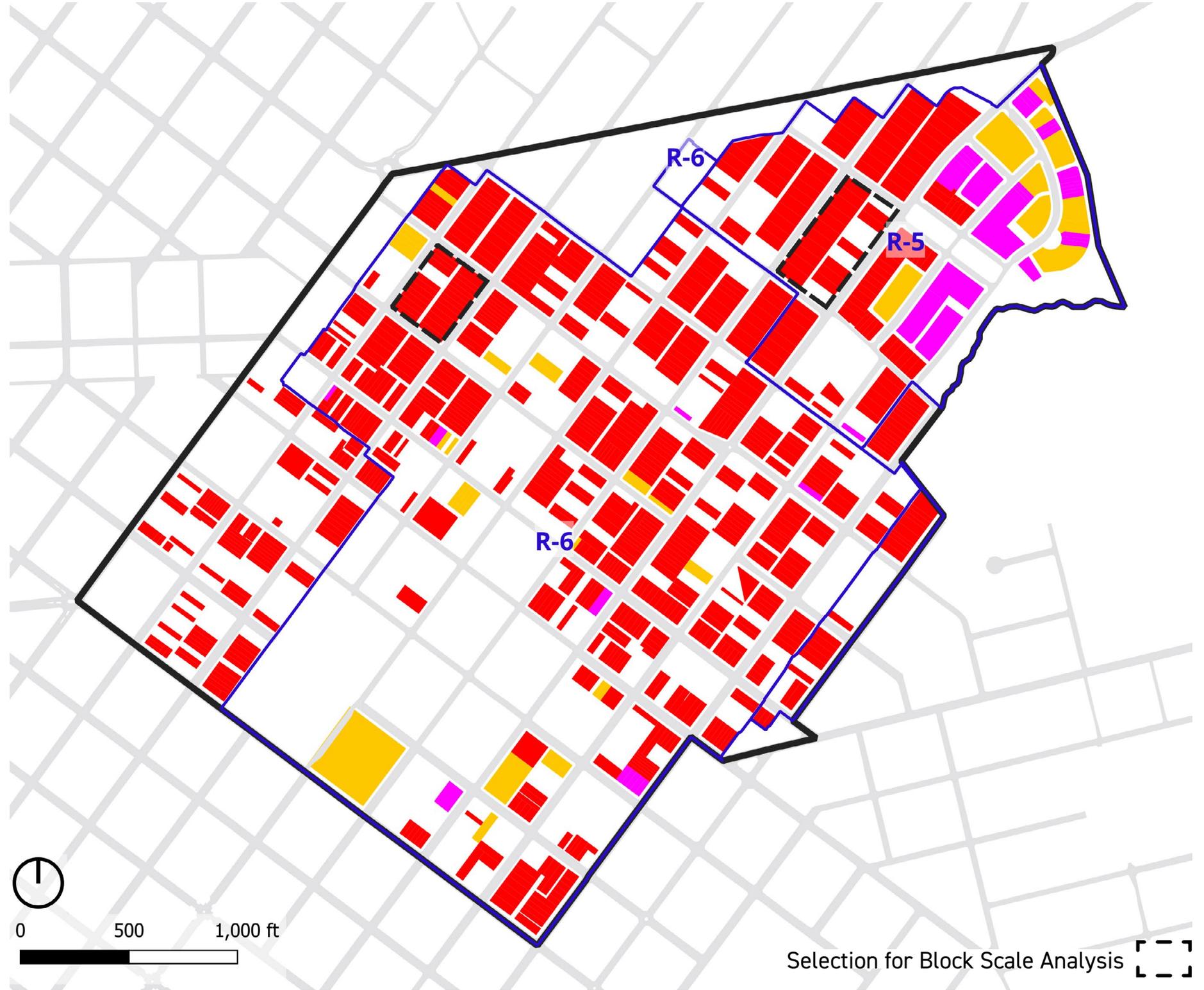
3. Church Hill North

NONCONFORMITIES

Up to **65%** of all parcels in Church Hill North are nonconforming based on lot size, lot coverage, building height, frontage, and/or use.

- 3% Due to Use
- 59% Due to Form
- 3% Due to Both

Predominantly zoned R-6 and R-5

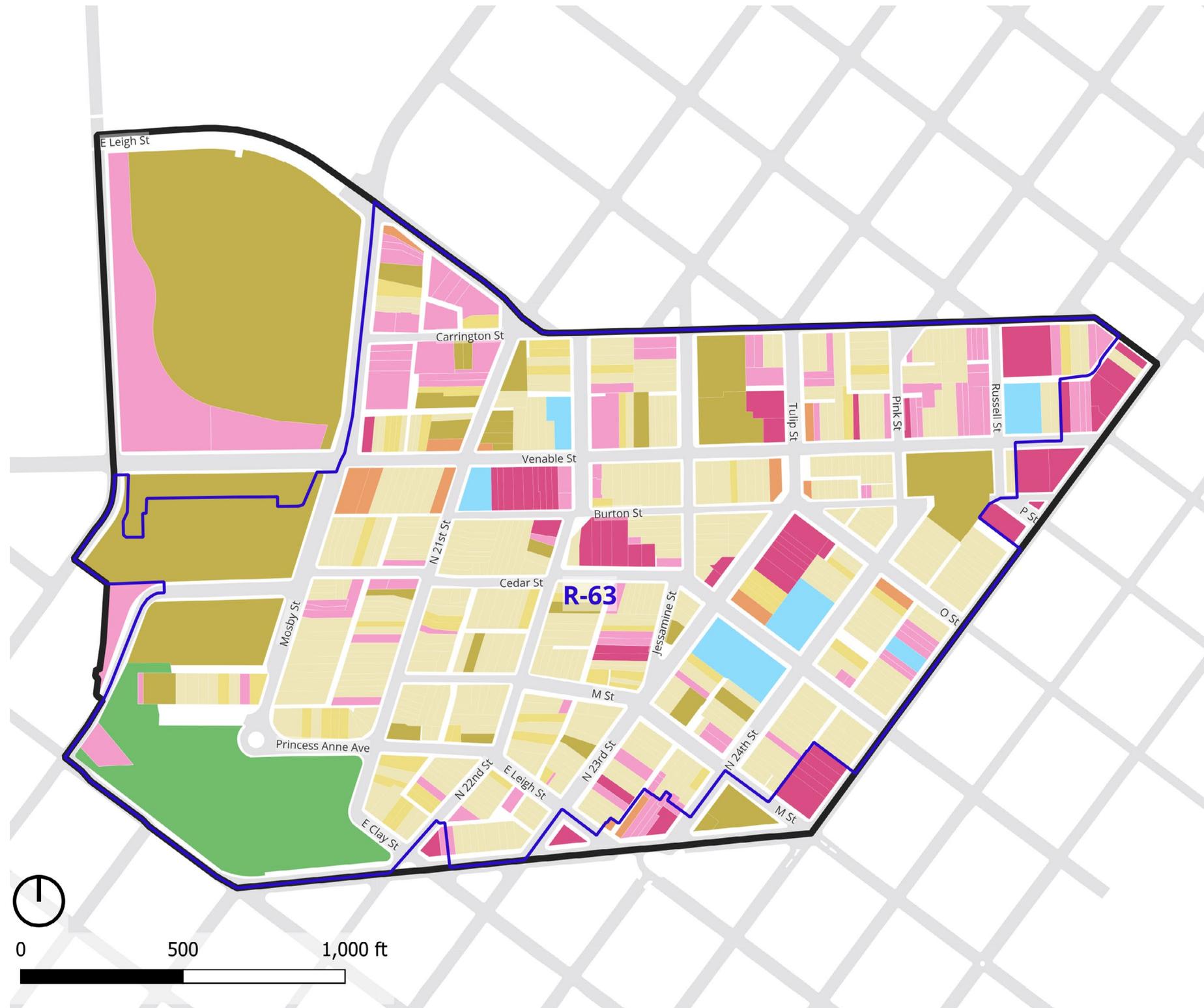
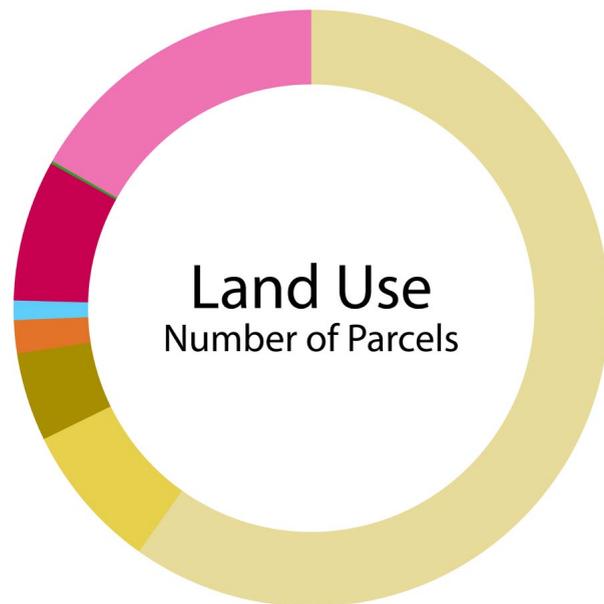


4. UNION HILL



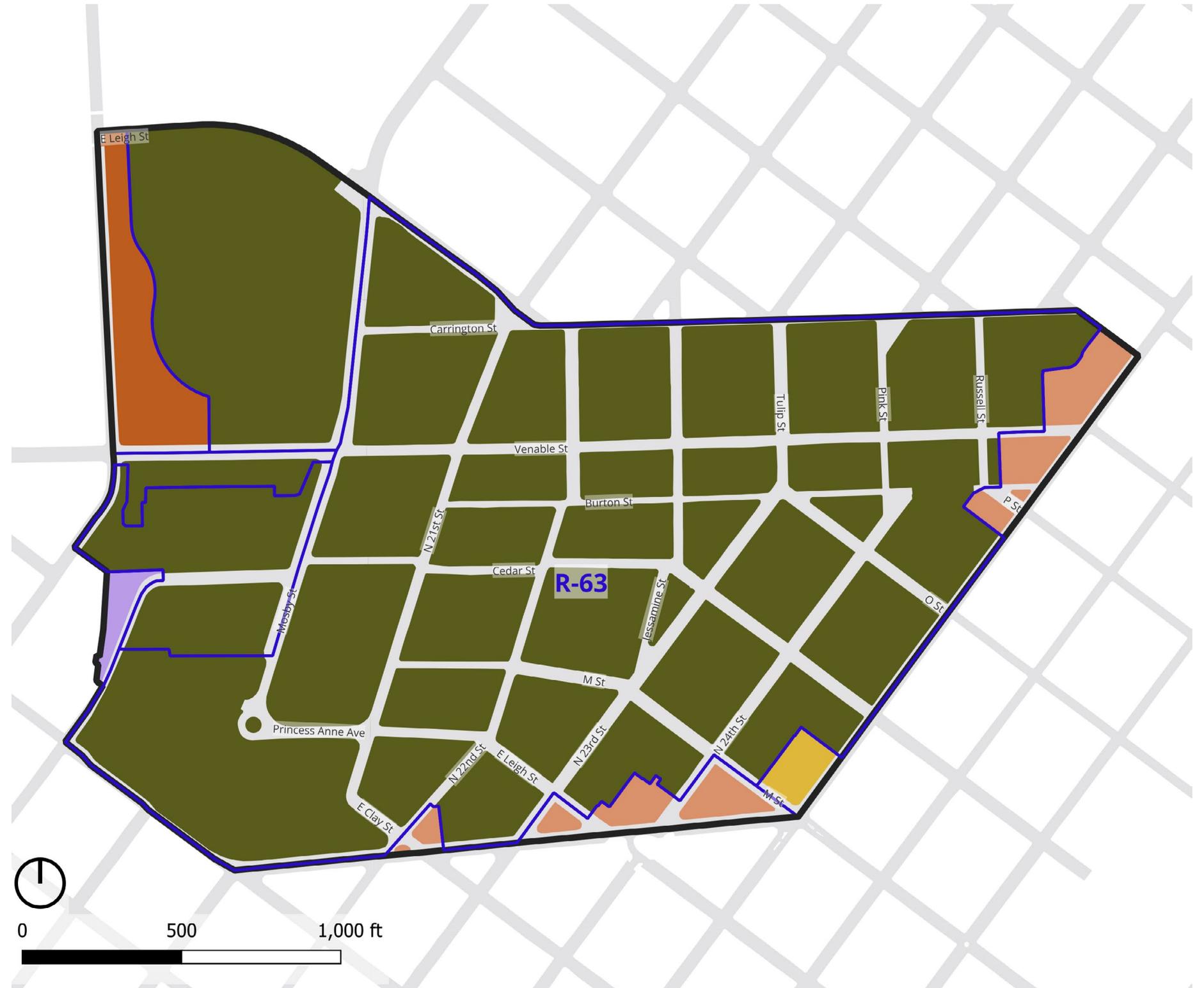
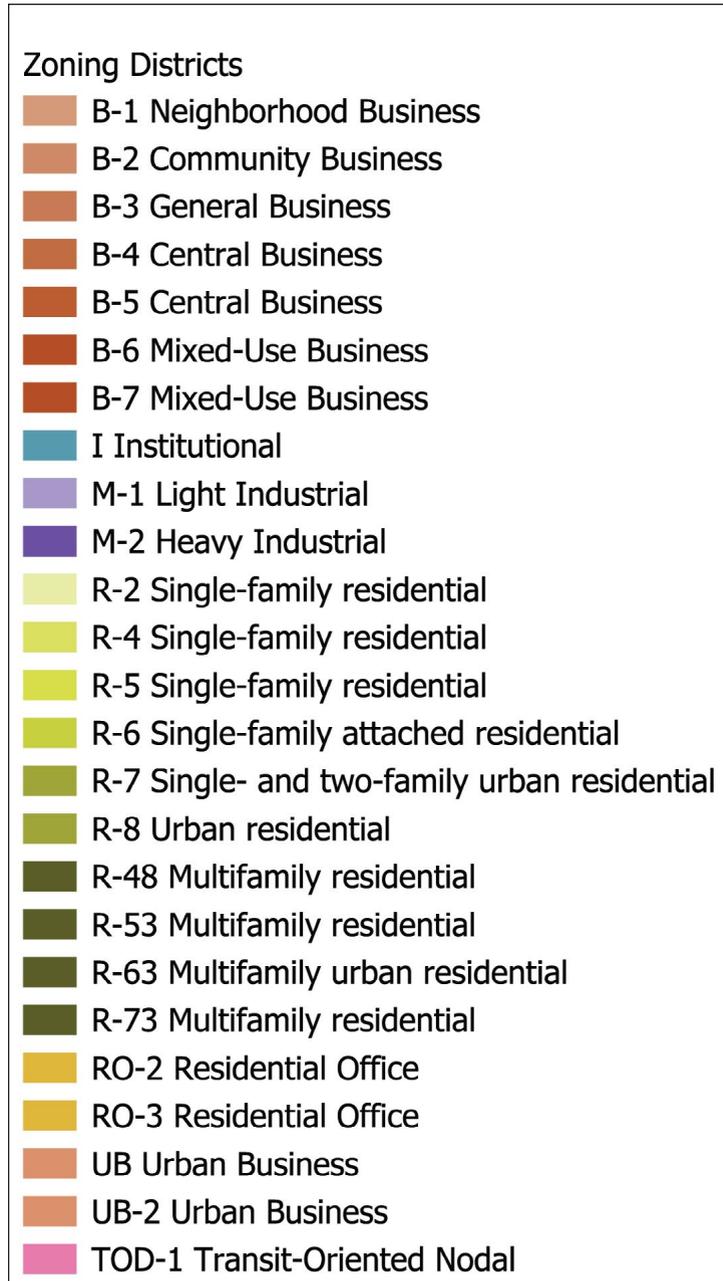
4. Union Hill

LAND USE



4. Union Hill

CURRENT ZONING



4. Union Hill

SPECIAL USE PERMITS

Special Use Permits (SUPs) by location within the neighborhood.



4. Union Hill

RESIDENTIAL TYPOLOGY

Residential Parcel Typology

- 100+ Units
- 50+ Units
- 25-99 Units
- 10-50 Units
- 5-49 Units
- 1-10 Units
- Multi-Family
- Mixed Use
- Mobile Home Park
- Senior Living
- Four Family
- Three Family
- Two Family
- Two Story
- One Story
- Single Family

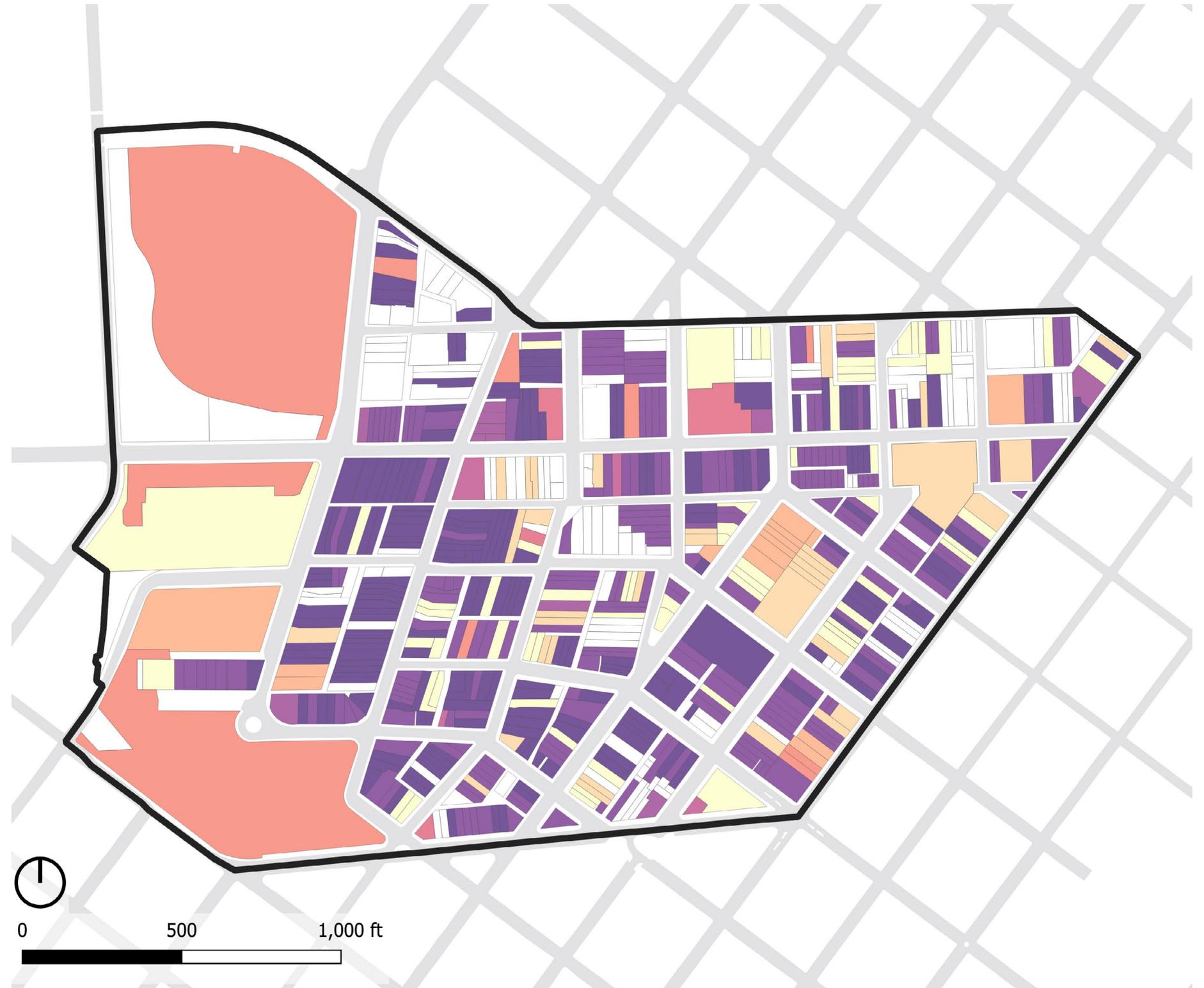
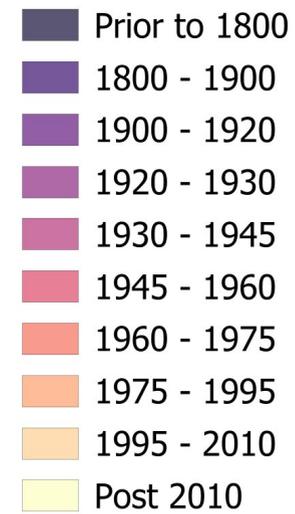


4. Union Hill

HISTORIC PATTERN

Parcels by Year built

ASR Parcels by Year Built

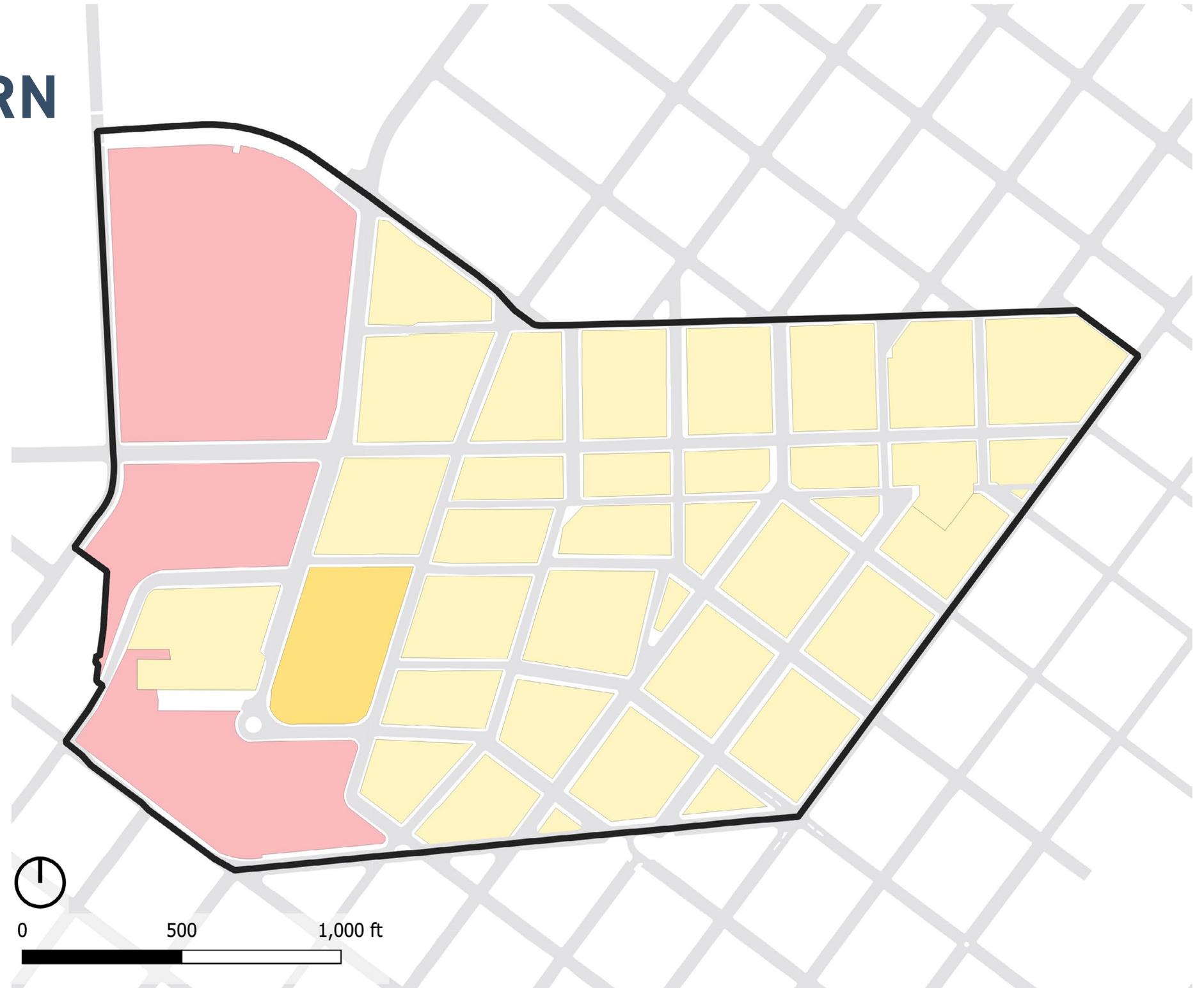
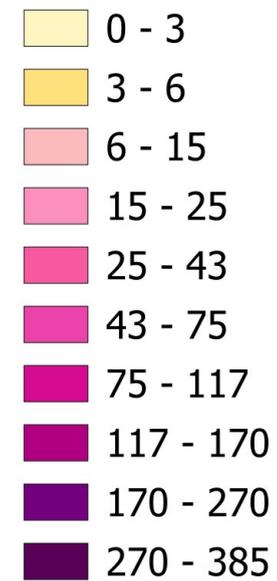


4. Union Hill

URBAN FABRIC PATTERN

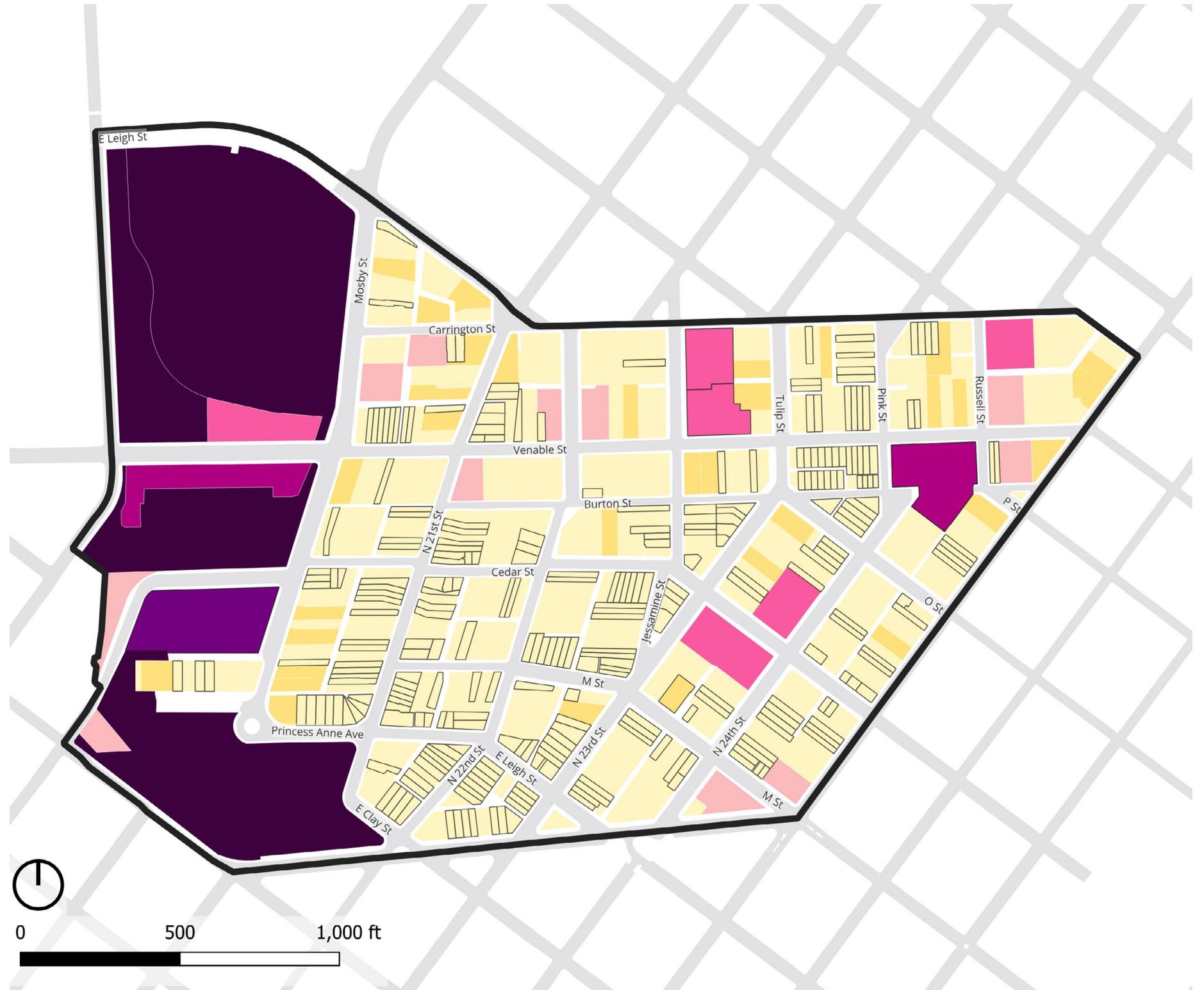
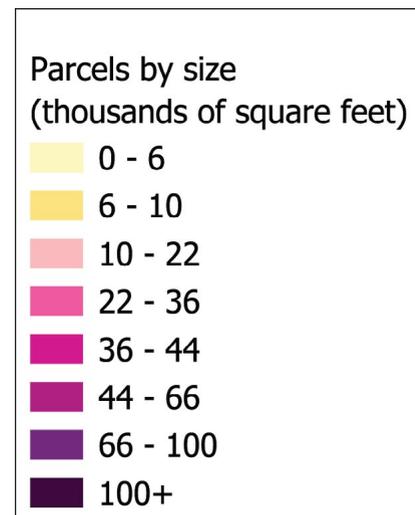
Blocks by size.

City Block Size (Acres)



4. Union Hill

PARCEL SIZES



4. Union Hill

PARCEL SIZE NONCONFORMITY

Parcels in yellow may or may not be conforming, depending if they are attached or detached.

Parcels in orange are smaller than the smallest allowable size in the zoning district.

- Parcels larger than all lot size minimums
- Parcels between lot size minimums
- Parcels smaller than all lot size minimums



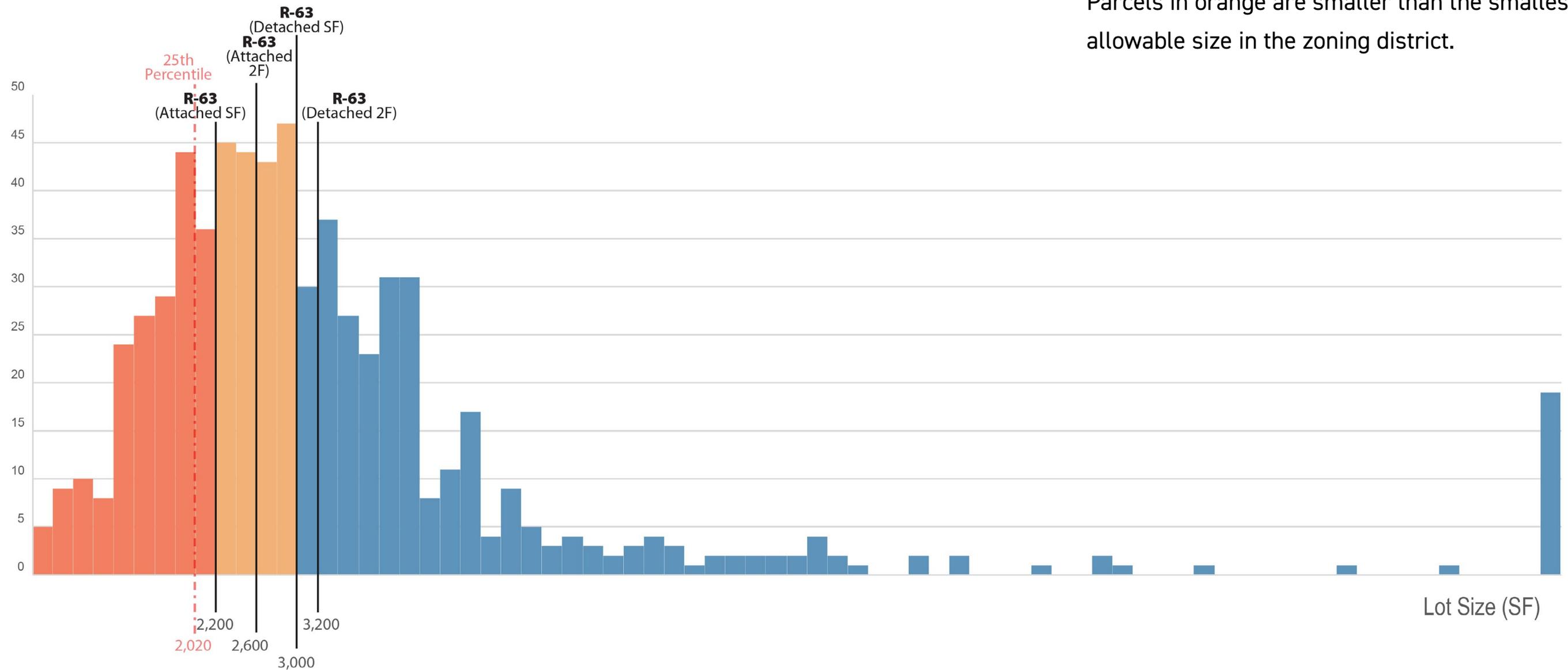
4. Union Hill

PARCEL SIZE DISTRIBUTION

Distribution by parcel size for parcels within the R-63 district

Parcels in yellow may or may not be conforming, depending if they are attached or detached.

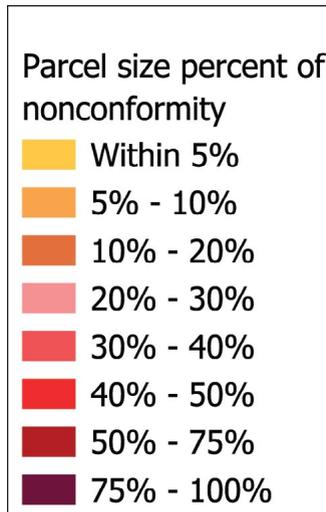
Parcels in orange are smaller than the smallest allowable size in the zoning district.



4. Union Hill

PARCEL SIZE NONCONFORMITY

District	Property Type	Min Lot Size
R-63	SFD	3,000 sf
	SFA	2,200 sf
	2FD	3,200 sf
	2FA	2,600 sf



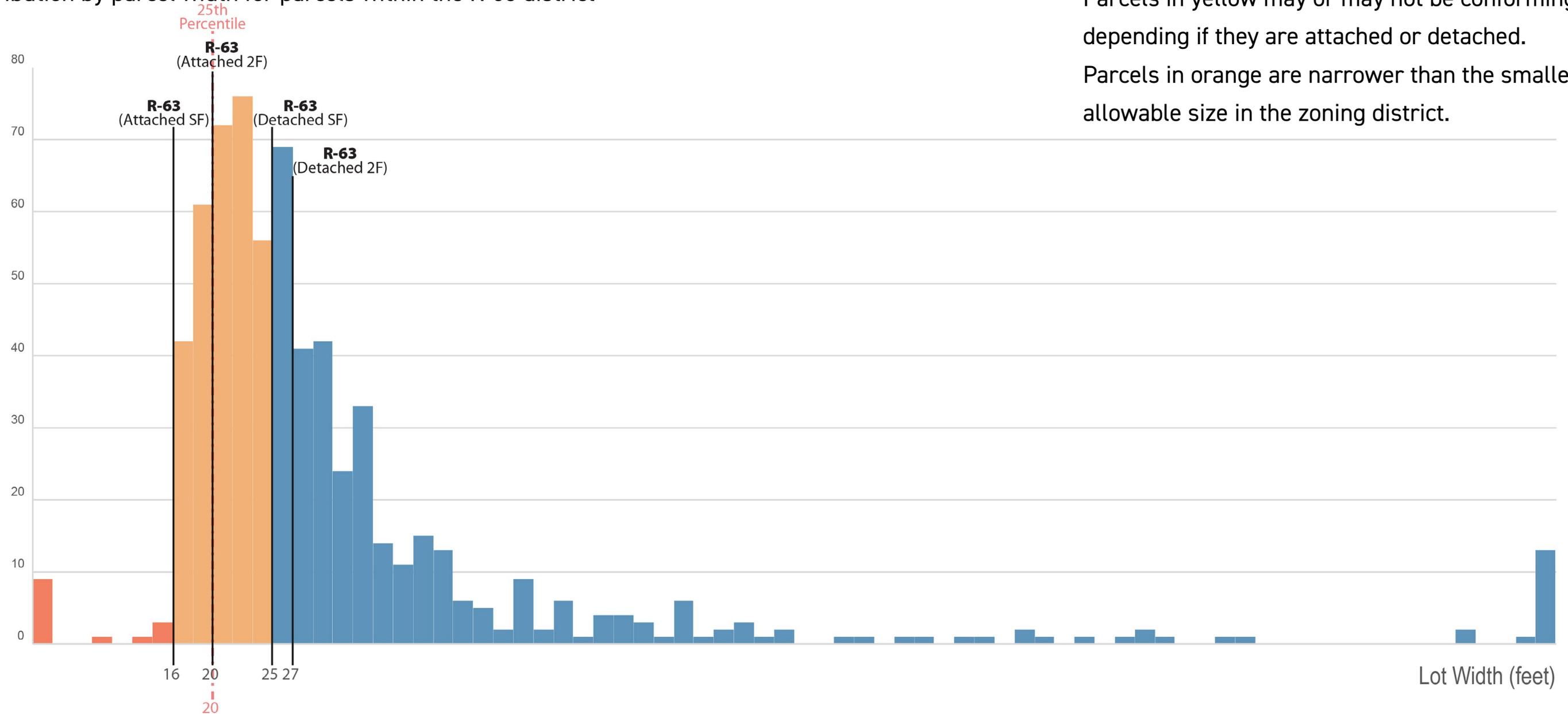
* The percentage of nonconformity was calculated using the required minimum for detached buildings.



4. Union Hill

PARCEL FRONTAGE DISTRIBUTION

Distribution by parcel width for parcels within the R-63 district

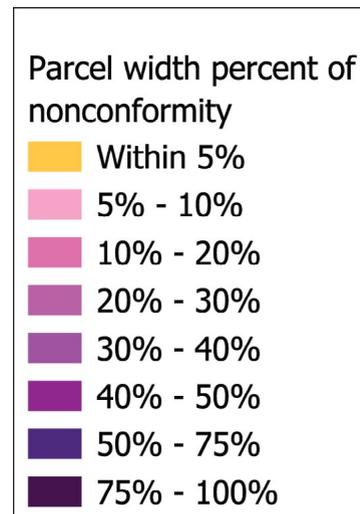


Parcels in yellow may or may not be conforming, depending if they are attached or detached. Parcels in orange are narrower than the smallest allowable size in the zoning district.

4. Union Hill

PARCEL FRONTAGE

District	Property Type	Min Lot Width
R-63	SFD	25 ft
	SFA	16 ft
	2FD	27 ft
	2FA	20 ft



* The percentage of nonconformity was calculated using the required minimum for detached buildings.



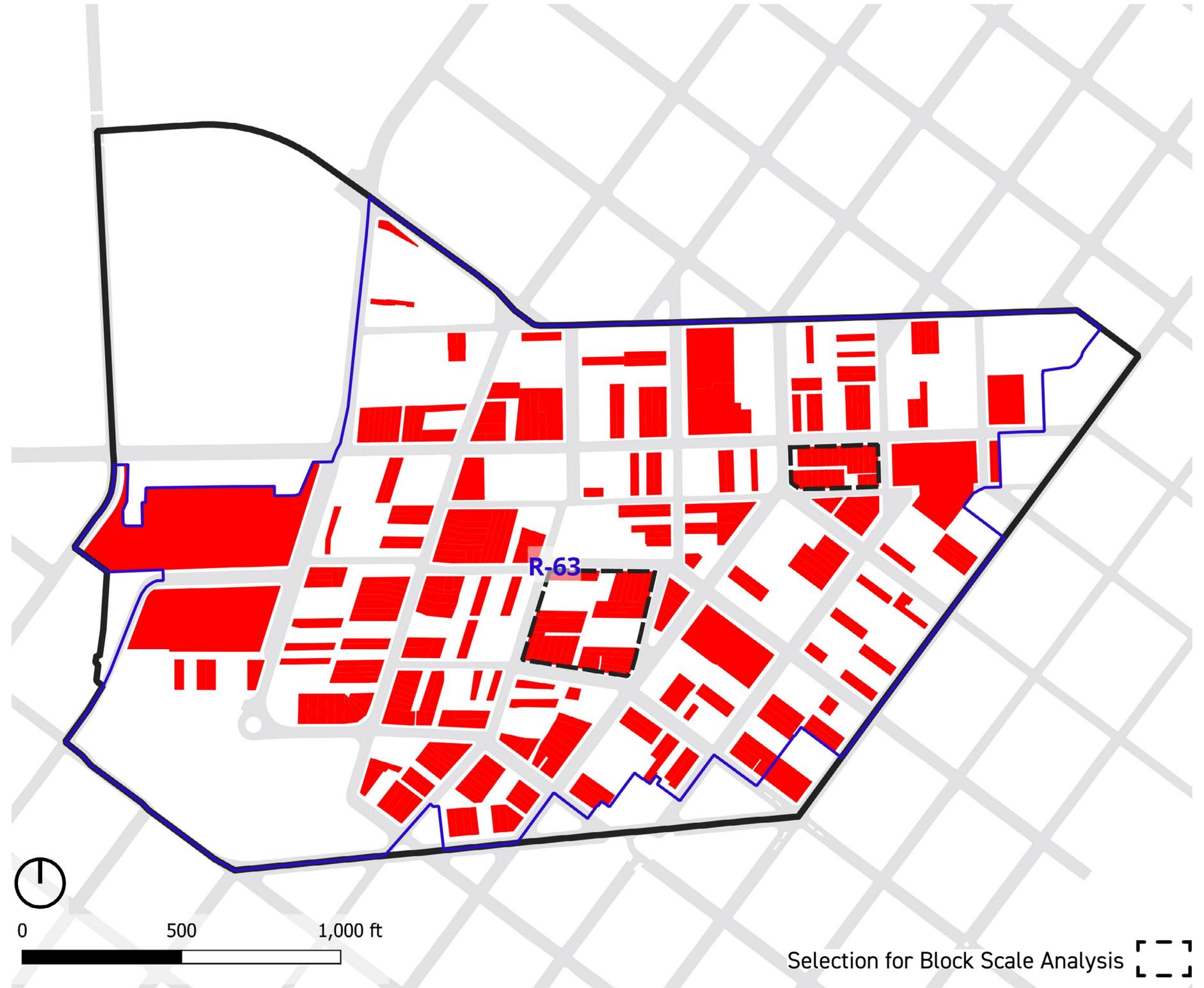
4. Union Hill

NONCONFORMITIES

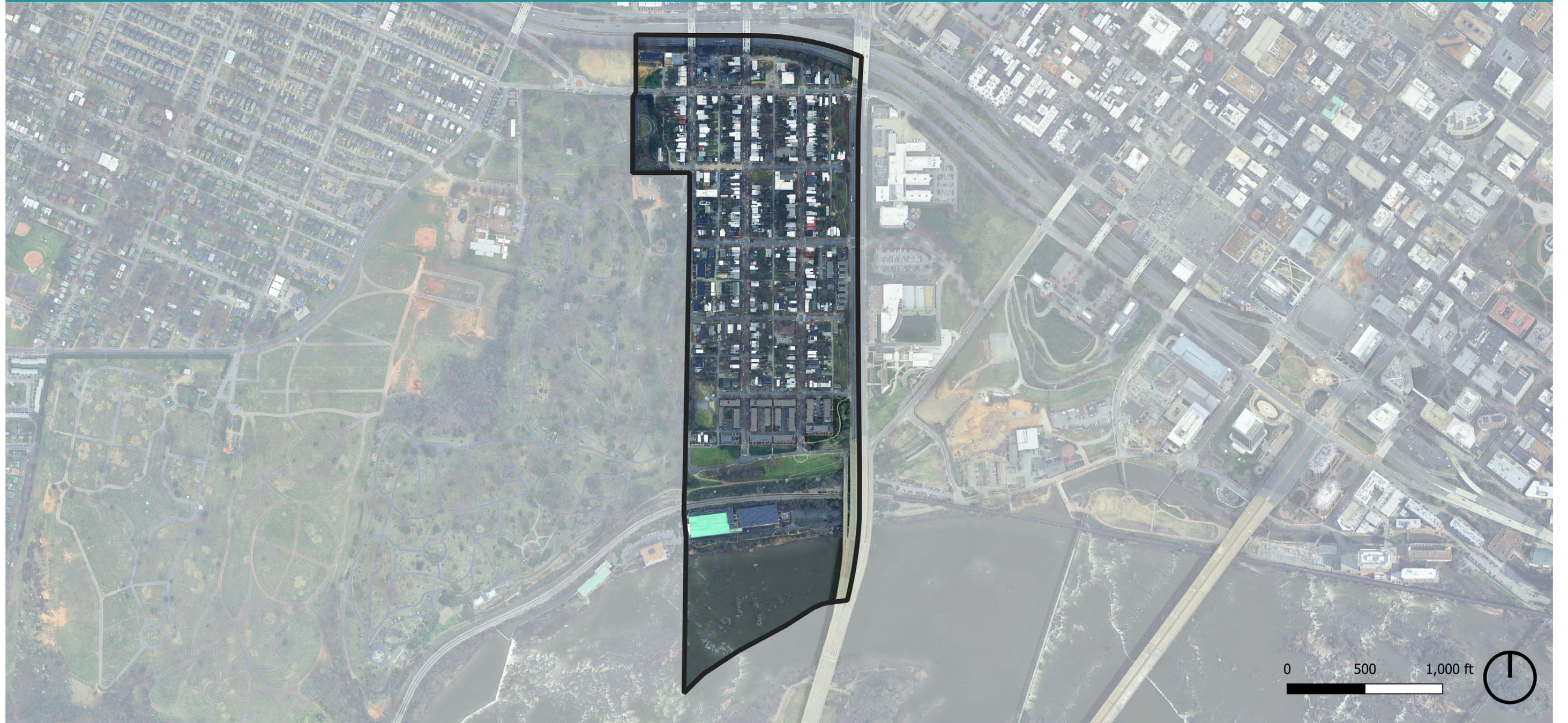
Up to **51%** of all parcels in Union Hill are nonconforming based on lot size, lot coverage, building height, frontage, and/or use.

- 0% Due to Use
- 51% Due to Form
- 0% Due to Both

Predominantly zoned R-63

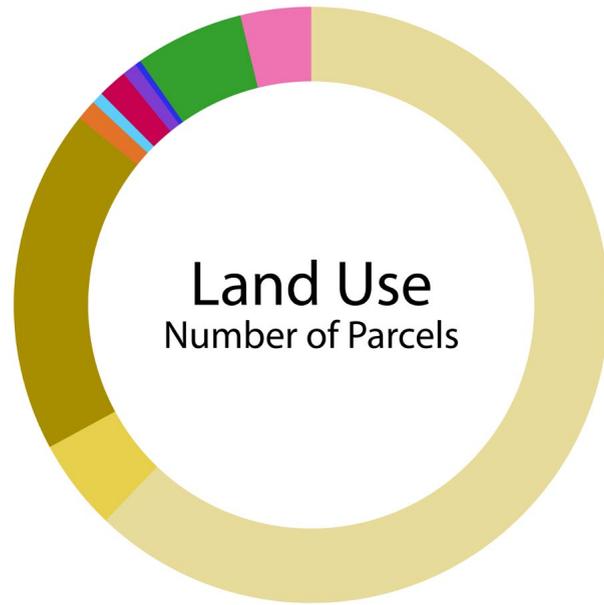


5. OREGON HILL



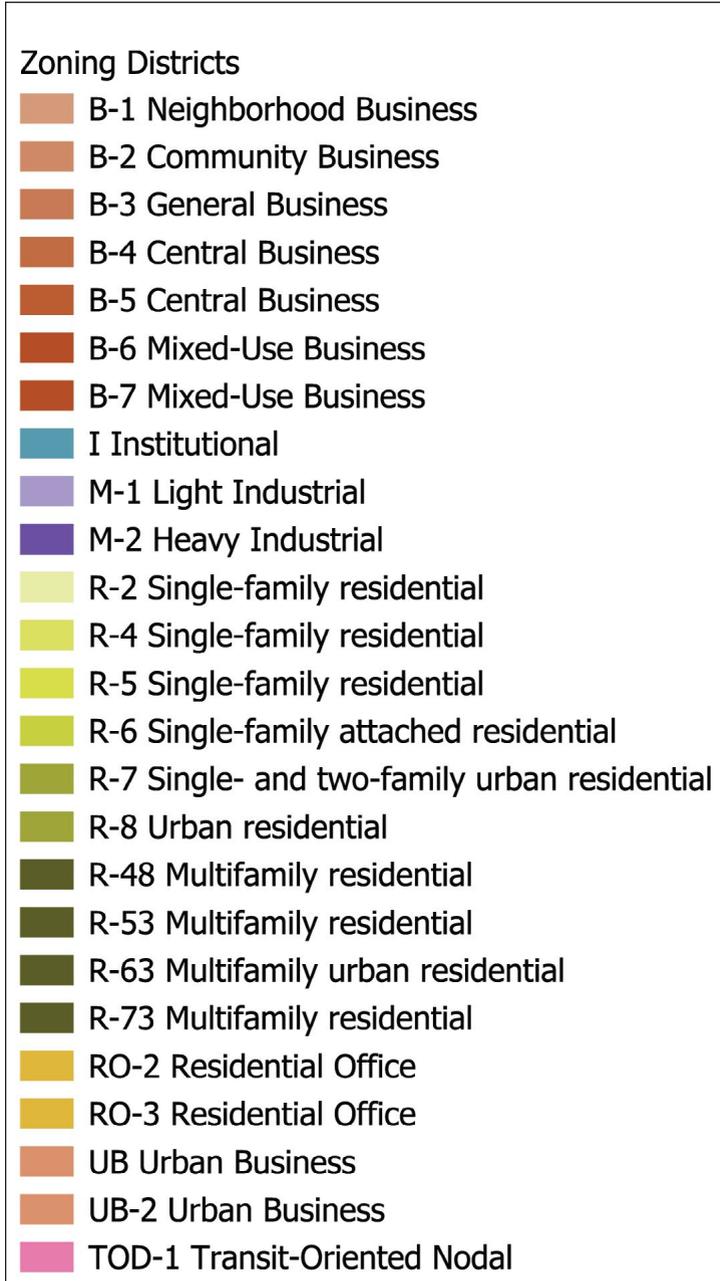
5. Oregon Hill

LAND USE



5. Oregon Hill

CURRENT ZONING



5. Oregon Hill

RESIDENTIAL TYPOLOGY

Residential Parcel Typology

- 100+ Units
- 50+ Units
- 25-99 Units
- 10-50 Units
- 5-49 Units
- 1-10 Units
- Multi-Family
- Mixed Use
- Mobile Home Park
- Senior Living
- Four Family
- Three Family
- Two Family
- Two Story
- One Story
- Single Family

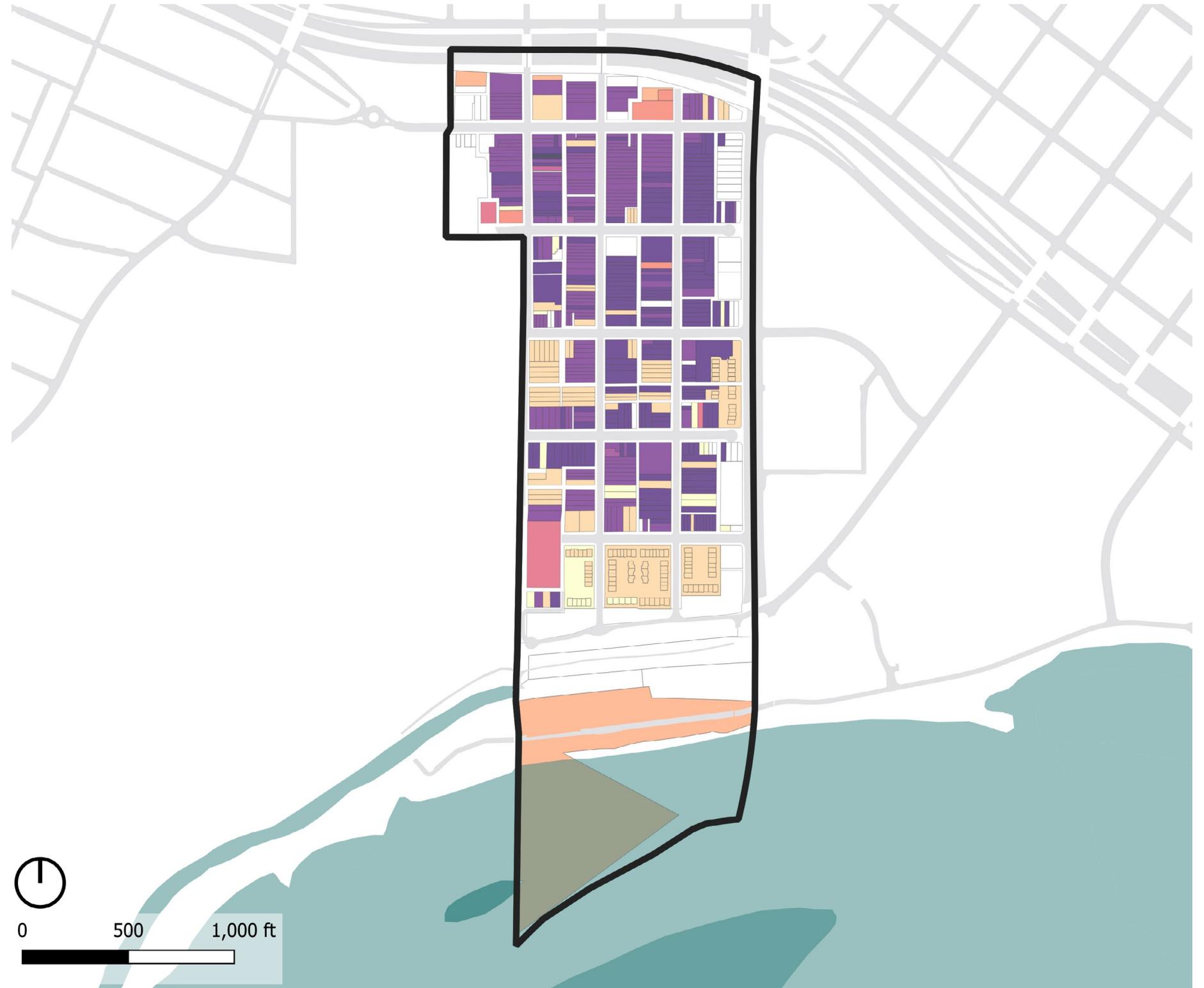
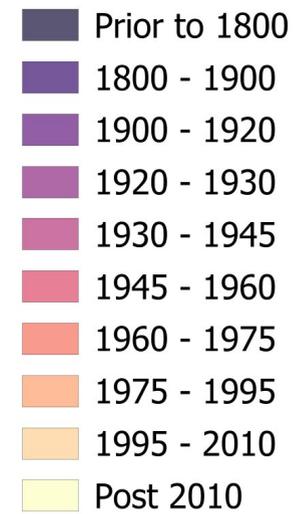


5. Oregon Hill

HISTORIC PATTERN

Parcels by Year built

ASR Parcels by Year Built

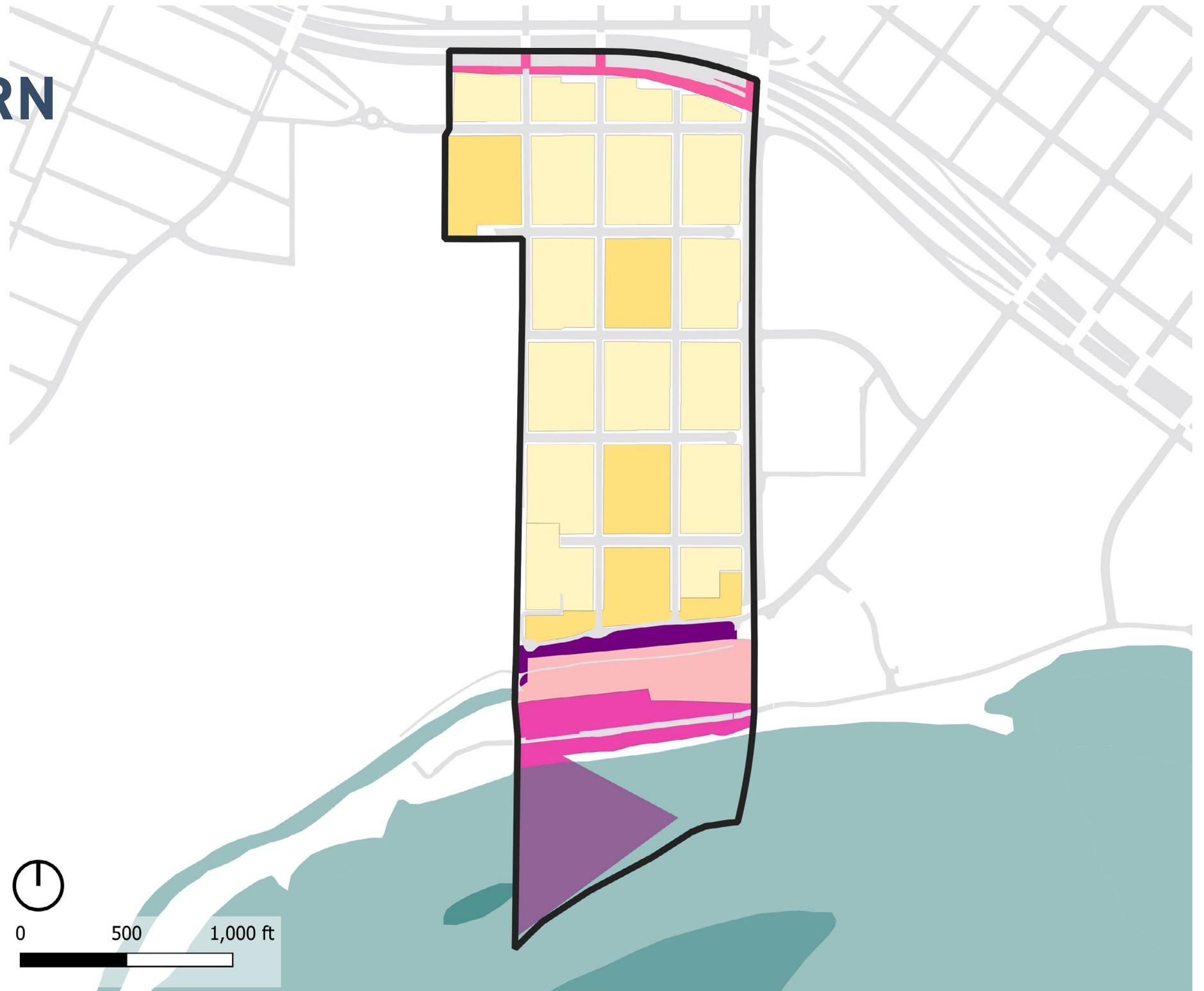
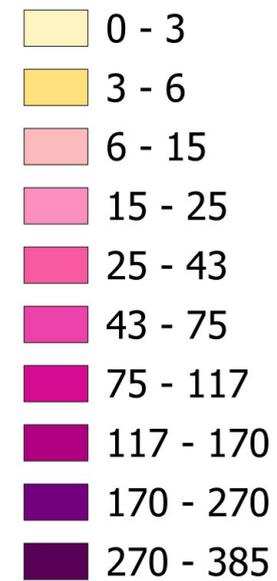


5. Oregon Hill

URBAN FABRIC PATTERN

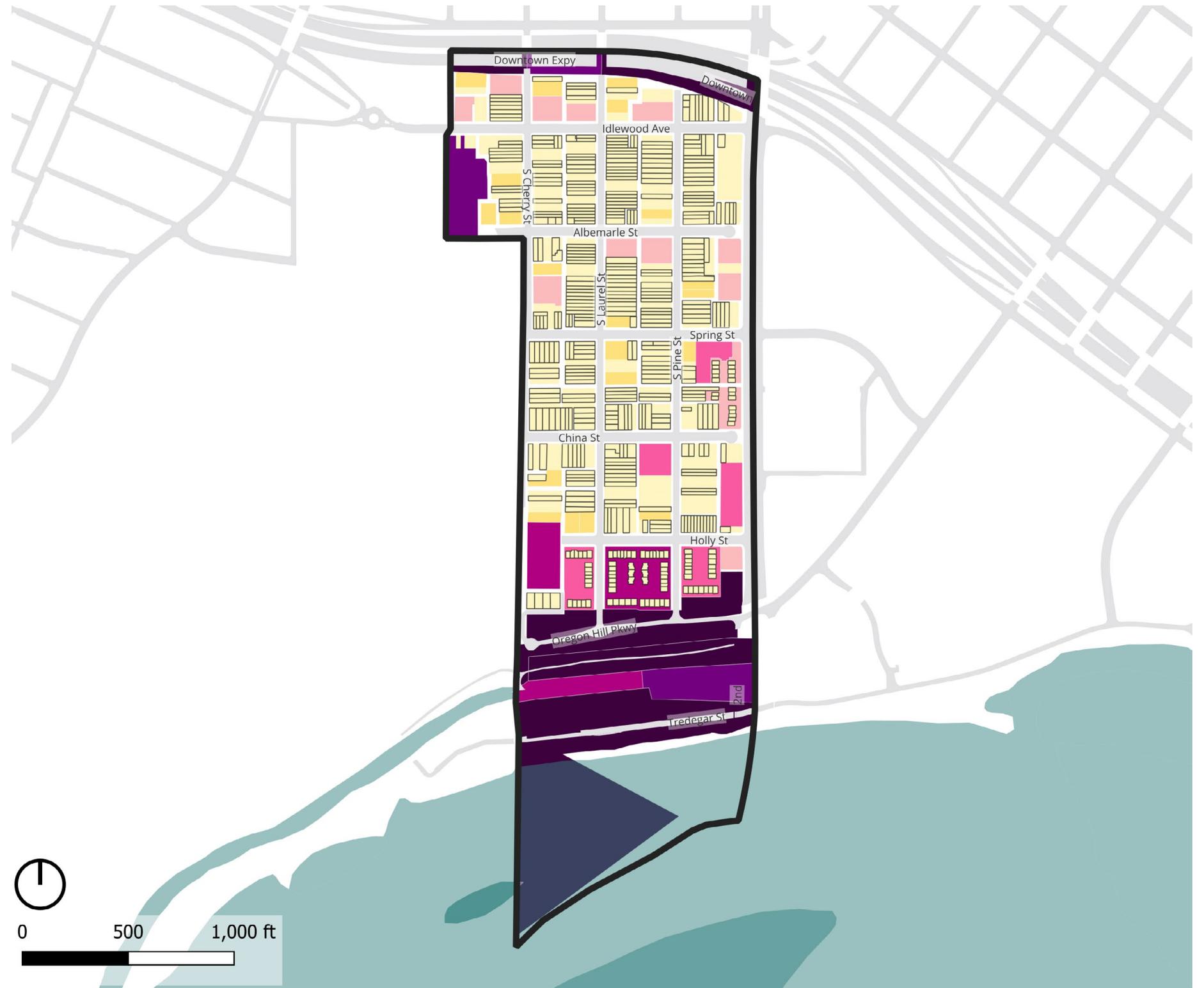
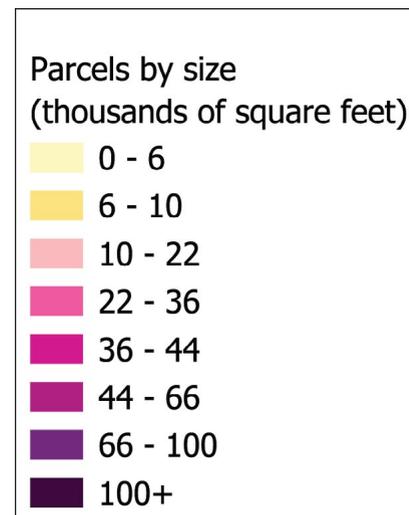
Blocks by size.

City Block Size (Acres)



5. Oregon Hill

PARCEL SIZES



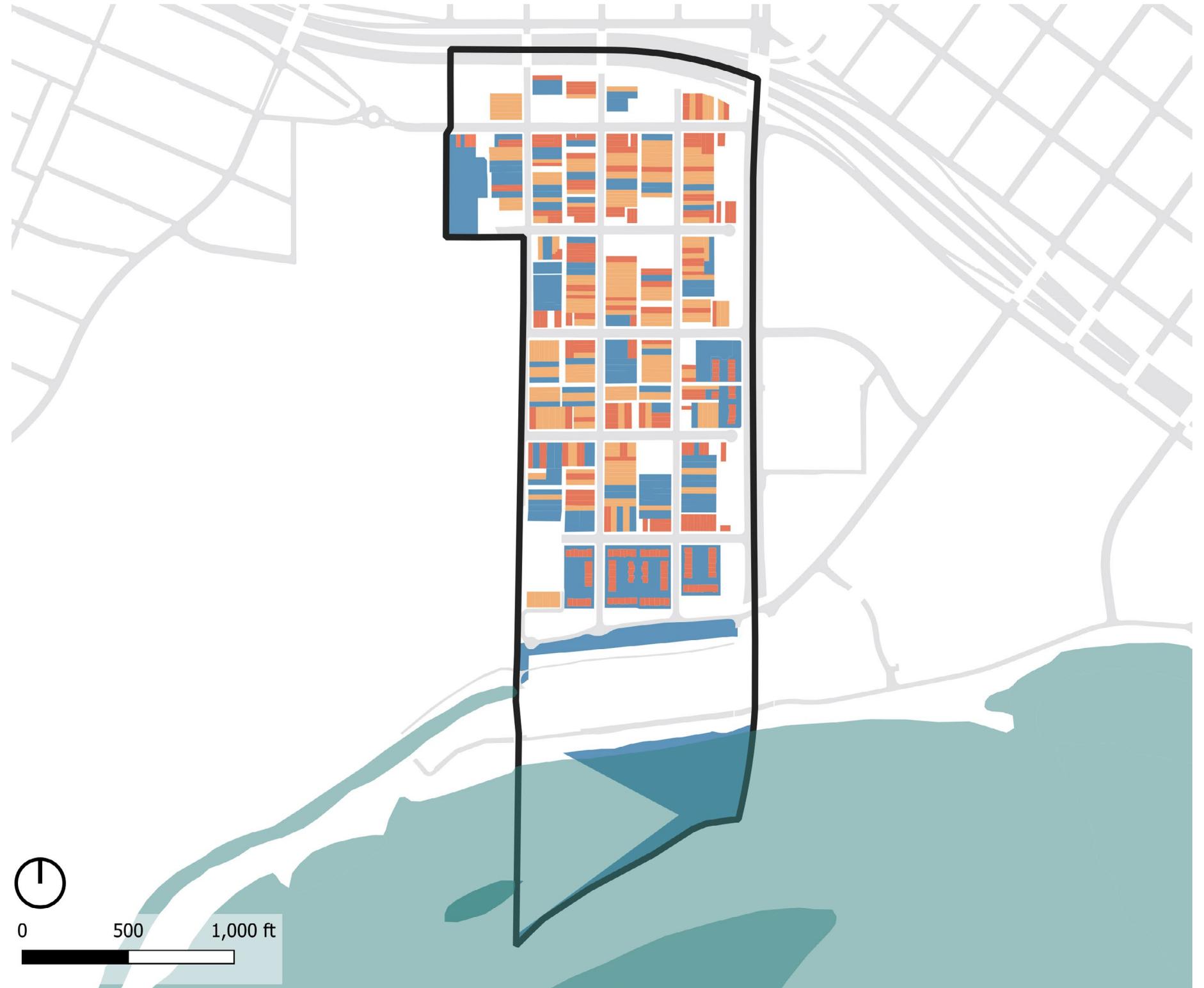
5. Oregon Hill

PARCEL SIZE NONCONFORMITY

Parcels in yellow may or may not be conforming, depending if they are attached or detached.

Parcels in orange are smaller than the smallest allowable size in the zoning district.

-  Parcels larger than all lot size minimums
-  Parcels between lot size minimums
-  Parcels smaller than all lot size minimums

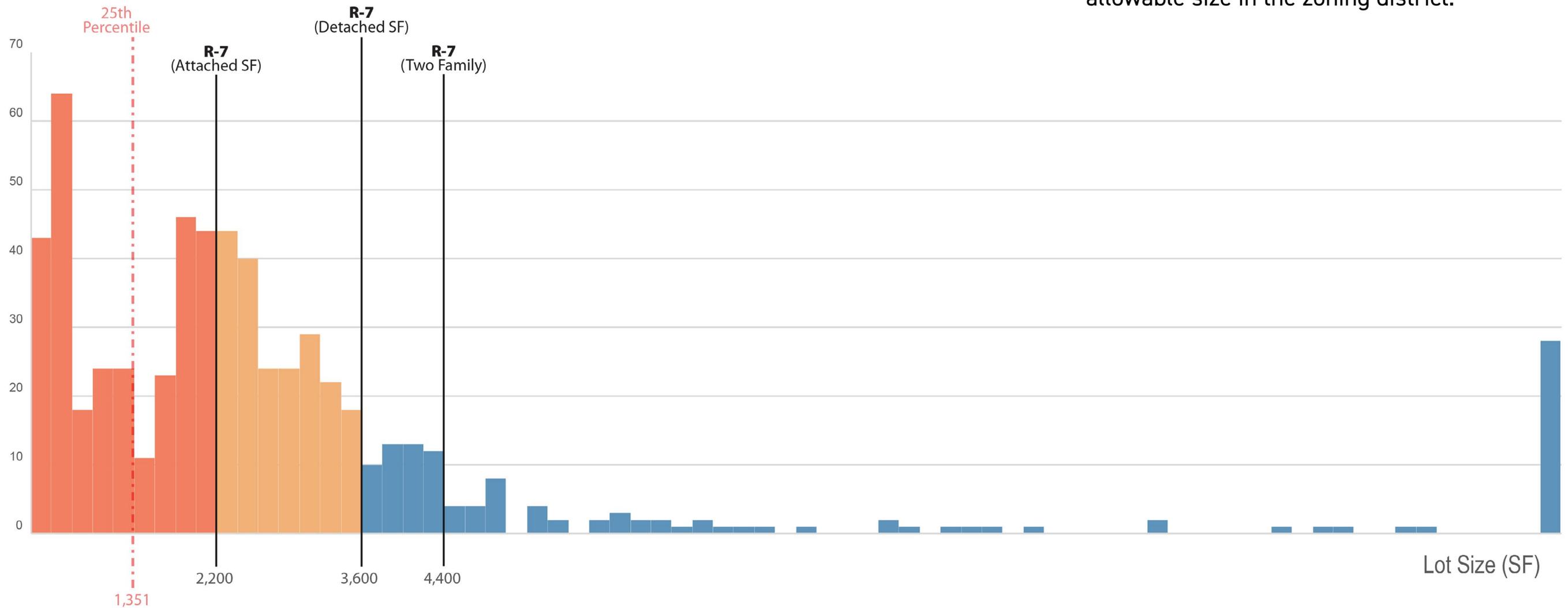


5. Oregon Hill

PARCEL SIZE DISTRIBUTION

Distribution by parcel size for parcels within the R-7 district

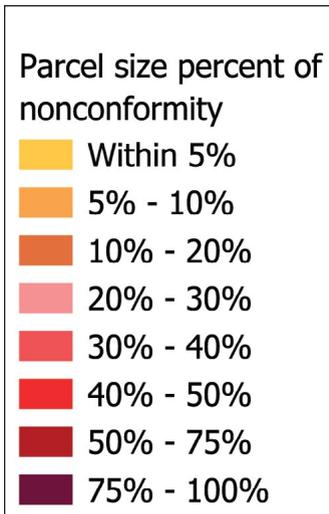
Parcels in yellow may or may not be conforming, depending if they are attached or detached.
Parcels in orange are smaller than the smallest allowable size in the zoning district.



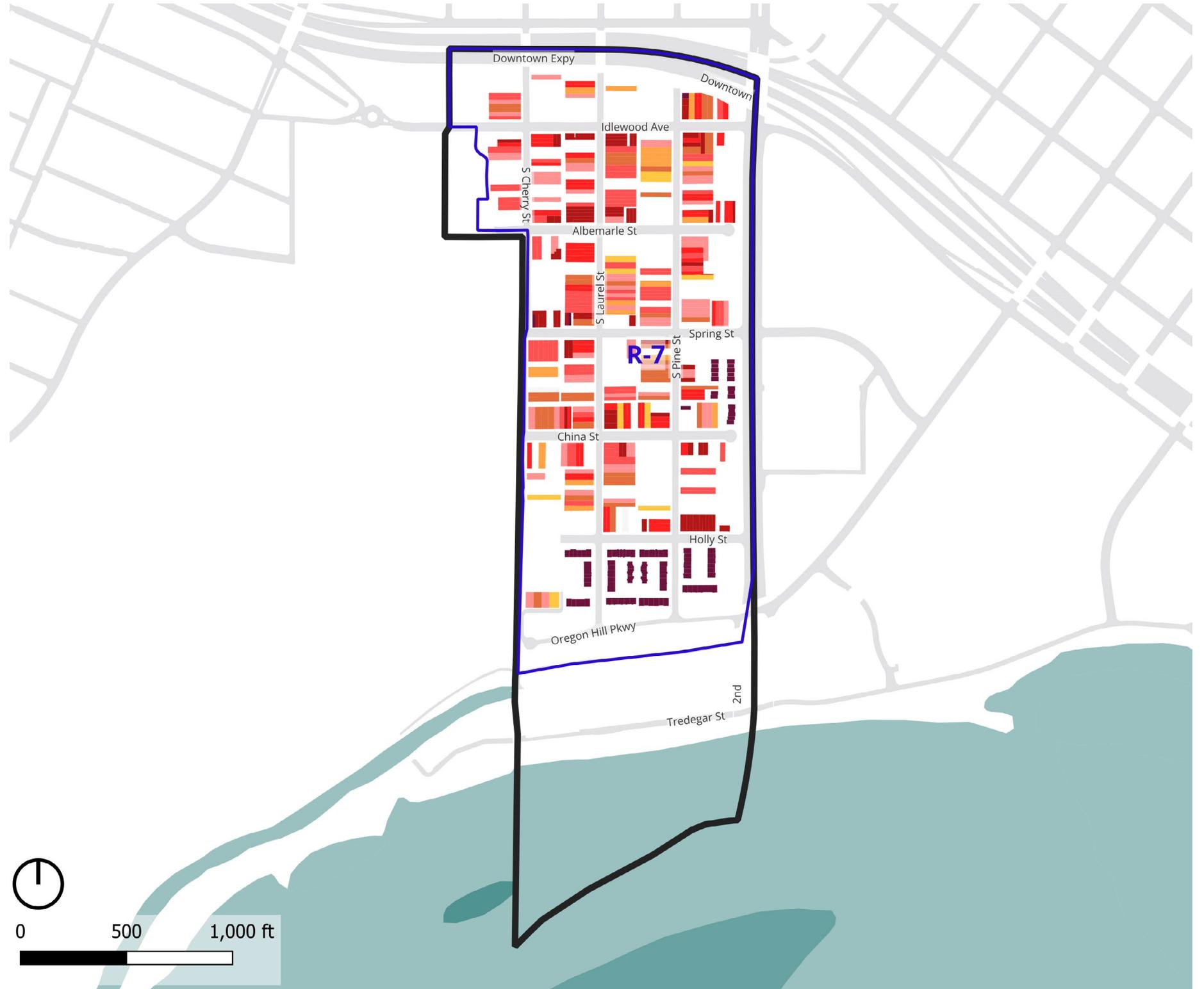
5. Oregon Hill

PARCEL SIZE NONCONFORMITY

District	Property Type	Min Lot Size
R-7	SFD	3,600 sf
	SFA	2,200 sf
	2FD	4,400 sf
	2FA	4,400 sf



* The percentage of nonconformity was calculated using the required minimum for detached buildings.

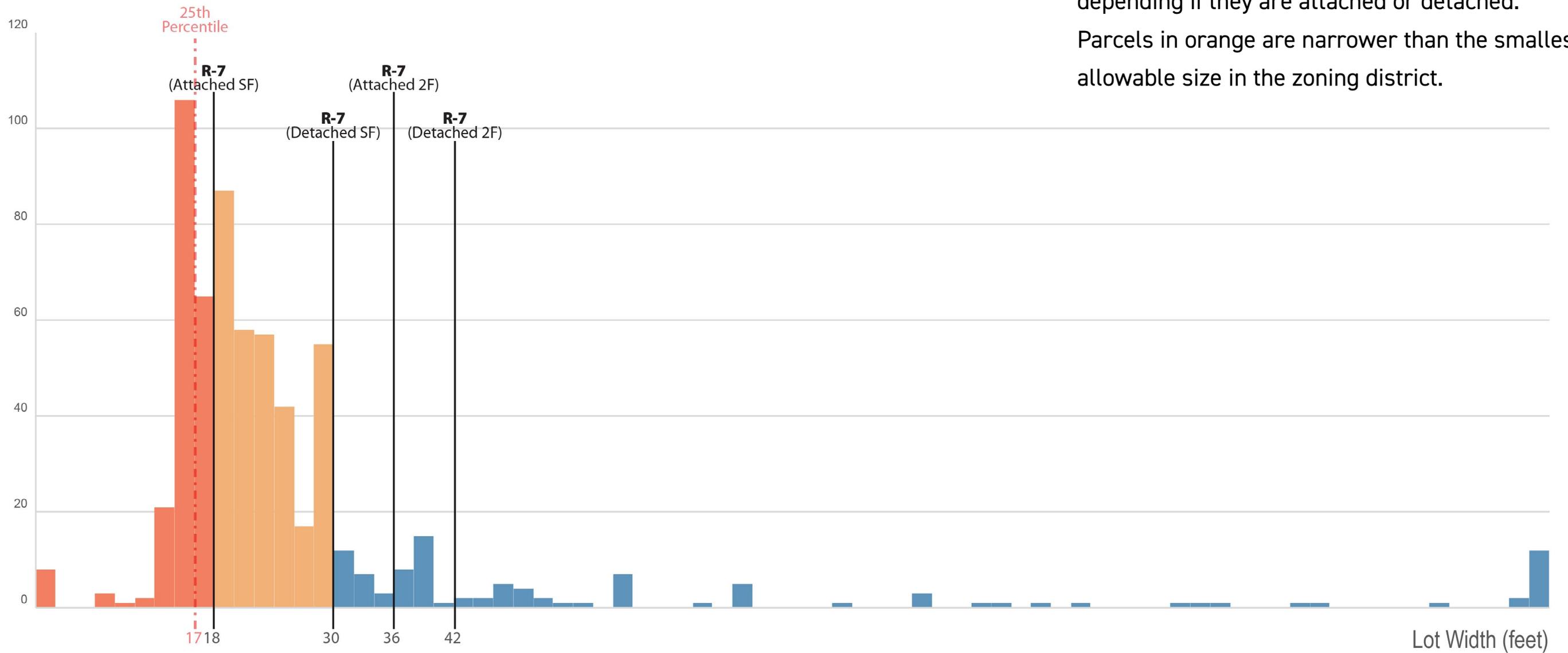


5. Oregon Hill

PARCEL FRONTAGE DISTRIBUTION

Distribution by parcel width for parcels within the R-7 district

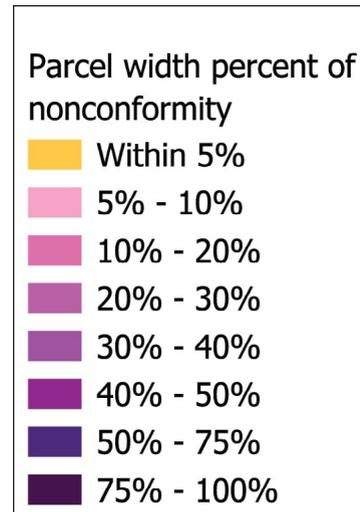
Parcels in yellow may or may not be conforming, depending if they are attached or detached.
Parcels in orange are narrower than the smallest allowable size in the zoning district.



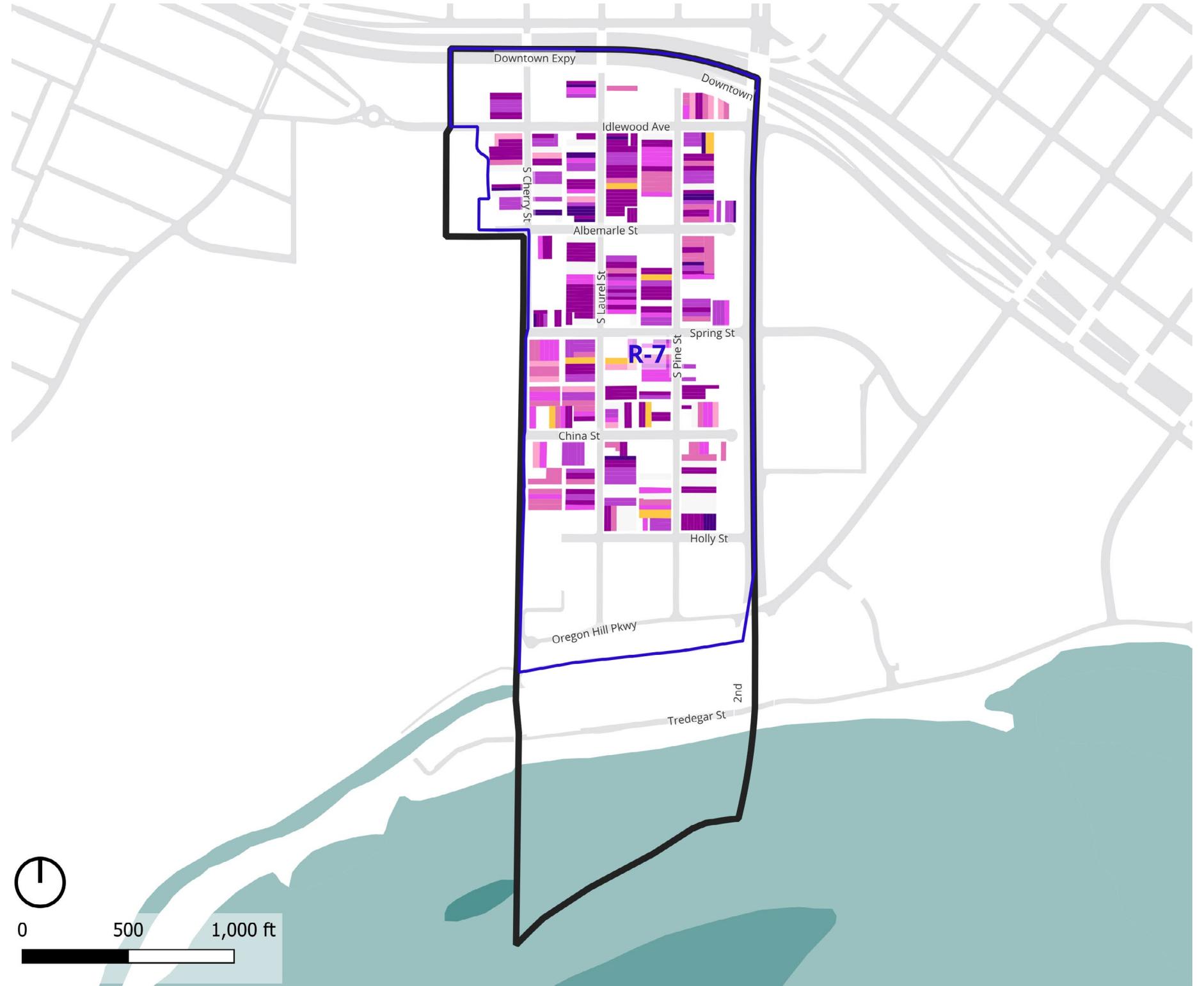
5. Oregon Hill

PARCEL FRONTAGE

District	Property Type	Min Lot Width
R-7	SFD	30 ft
	SFA	18 ft
	2FD	42 ft
	2FA	36 ft



* The percentage of nonconformity was calculated using the required minimum for detached buildings.



5. Oregon Hill

NONCONFORMITIES

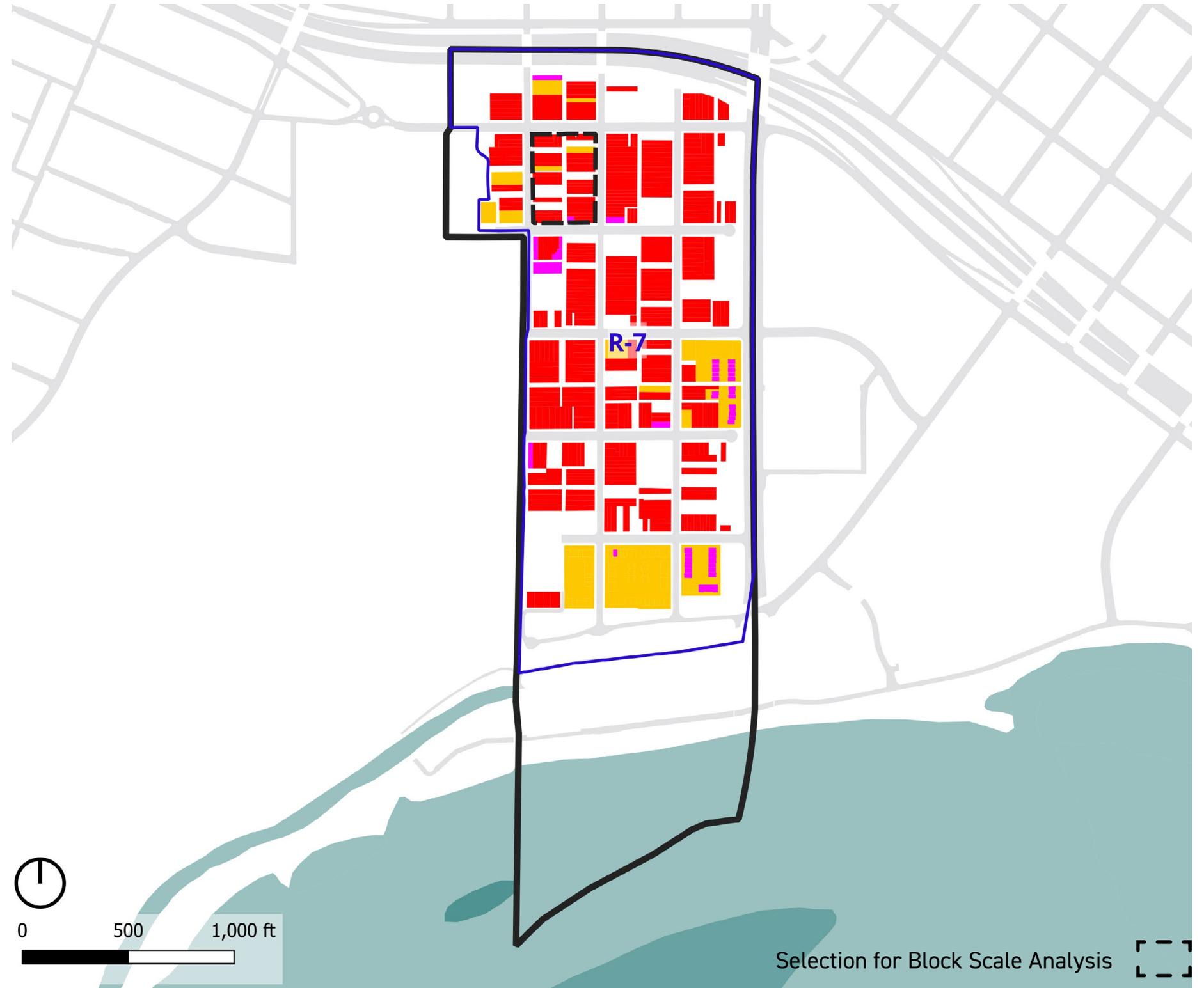
Up to **82%** of all parcels in Oregon Hill are nonconforming based on lot size, lot coverage, building height, frontage, and/or use.

13% Due to Use

61% Due to Form

8% Due to Both

Predominantly zoned R-7

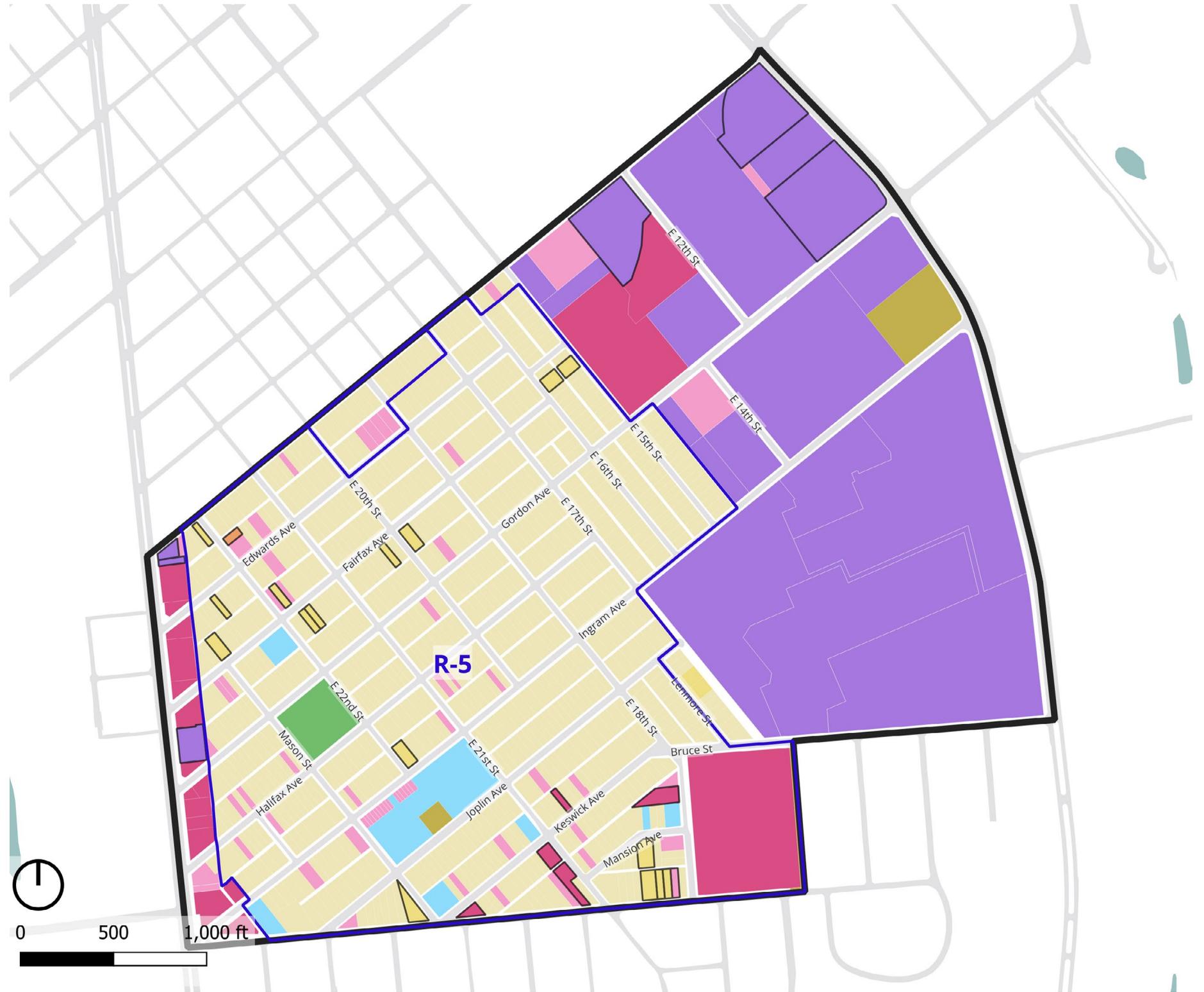
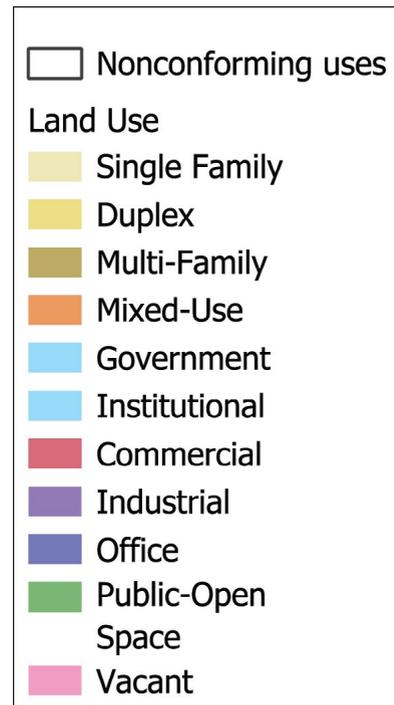
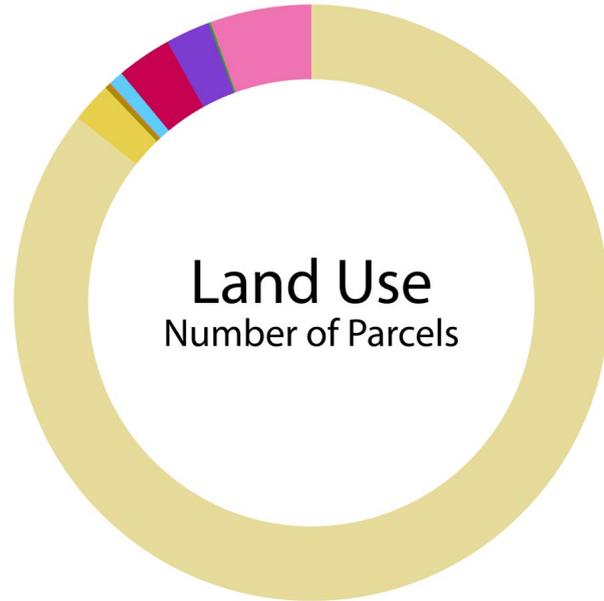


6. OAK GROVE



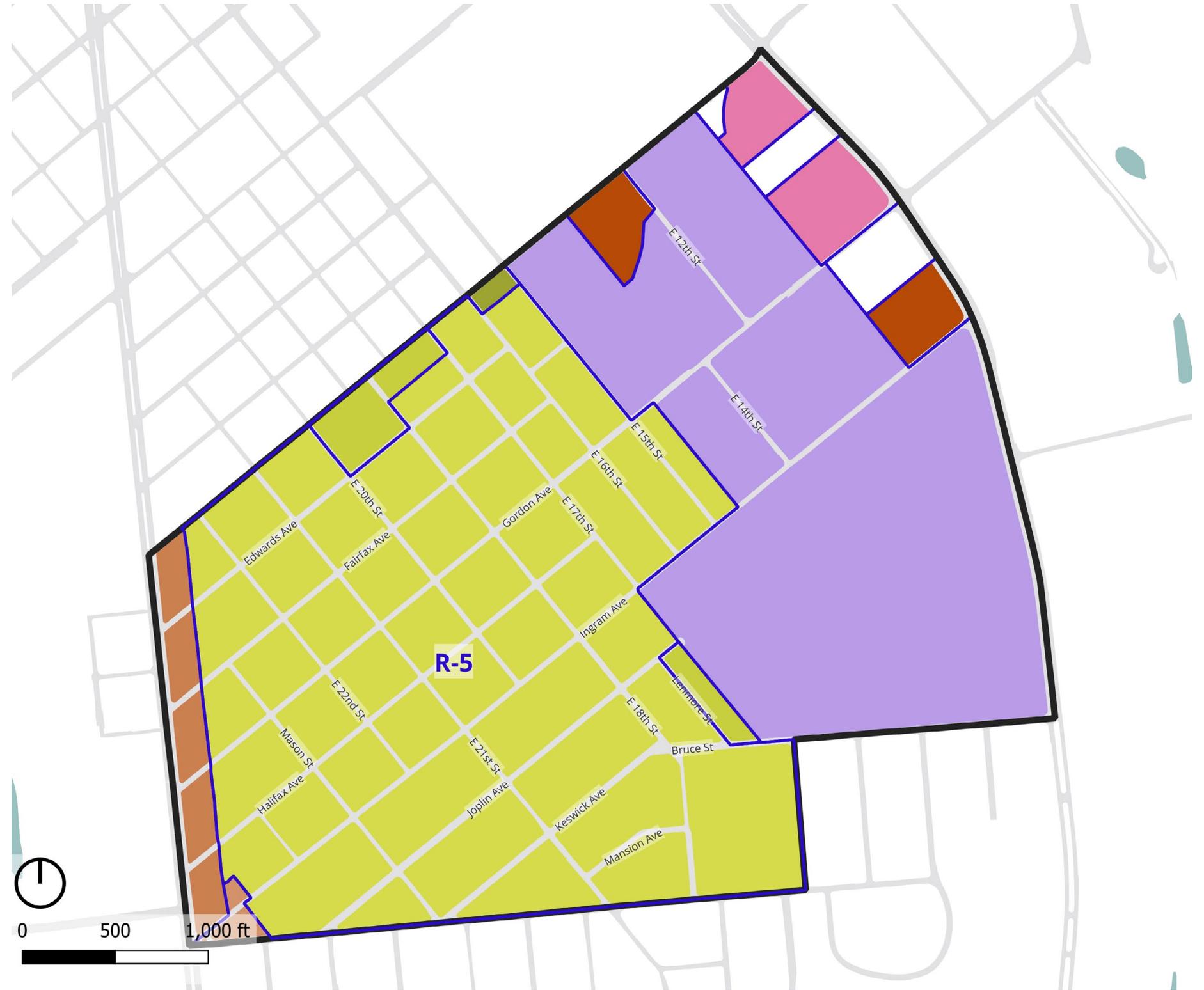
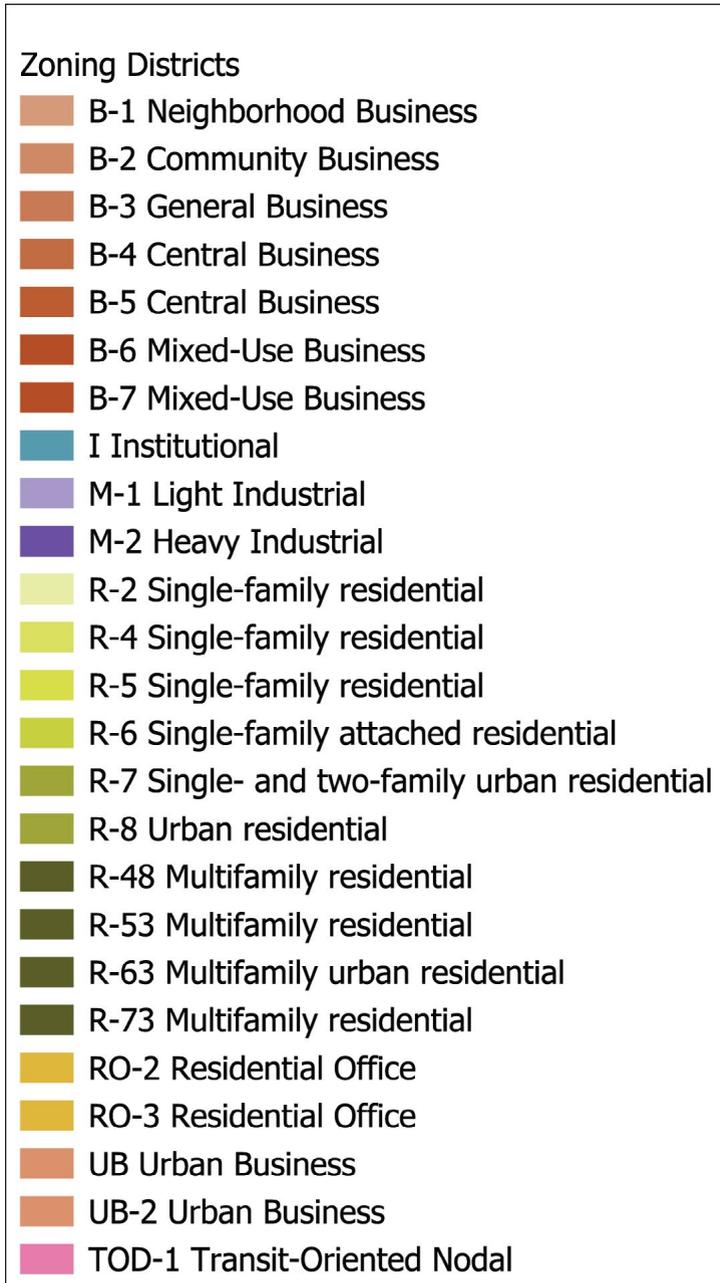
6. Oak Grove

LAND USE



6. Oak Grove

CURRENT ZONING



6. Oak Grove

SPECIAL USE PERMITS

Special Use Permits (SUPs) by location within the neighborhood.



6. Oak Grove

RESIDENTIAL TYPOLOGY

Residential Parcel Typology

- 100+ Units
- 50+ Units
- 25-99 Units
- 10-50 Units
- 5-49 Units
- 1-10 Units
- Multi-Family
- Mixed Use
- Mobile Home Park
- Senior Living
- Four Family
- Three Family
- Two Family
- Two Story
- One Story
- Single Family

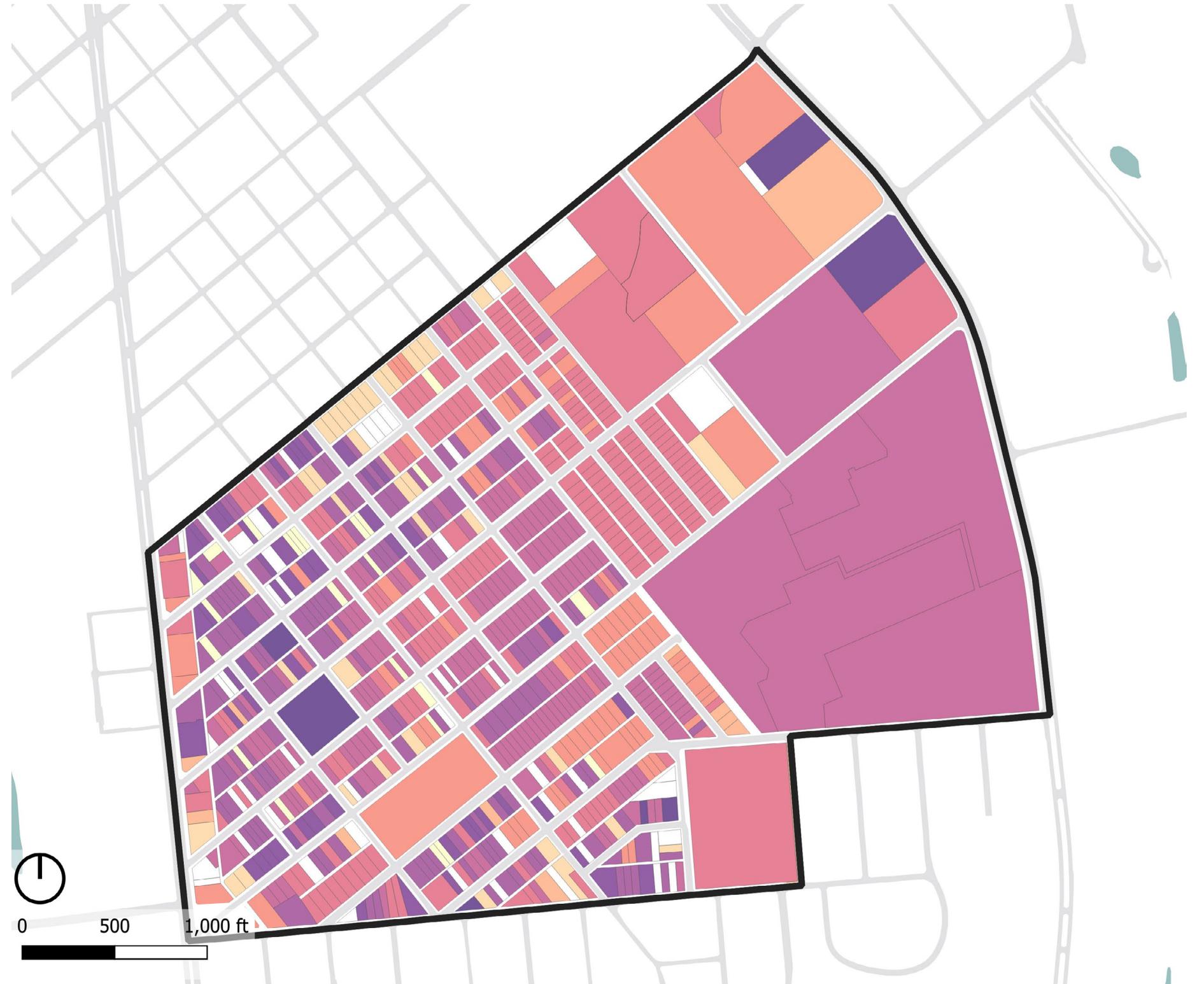
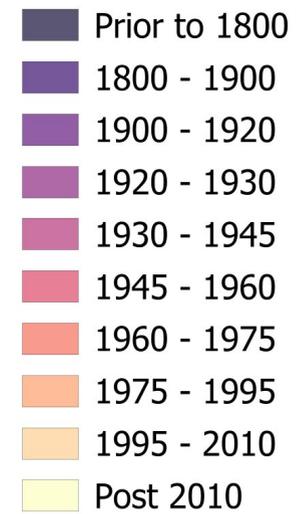


6. Oak Grove

HISTORIC PATTERN

Parcels by Year built

ASR Parcels by Year Built

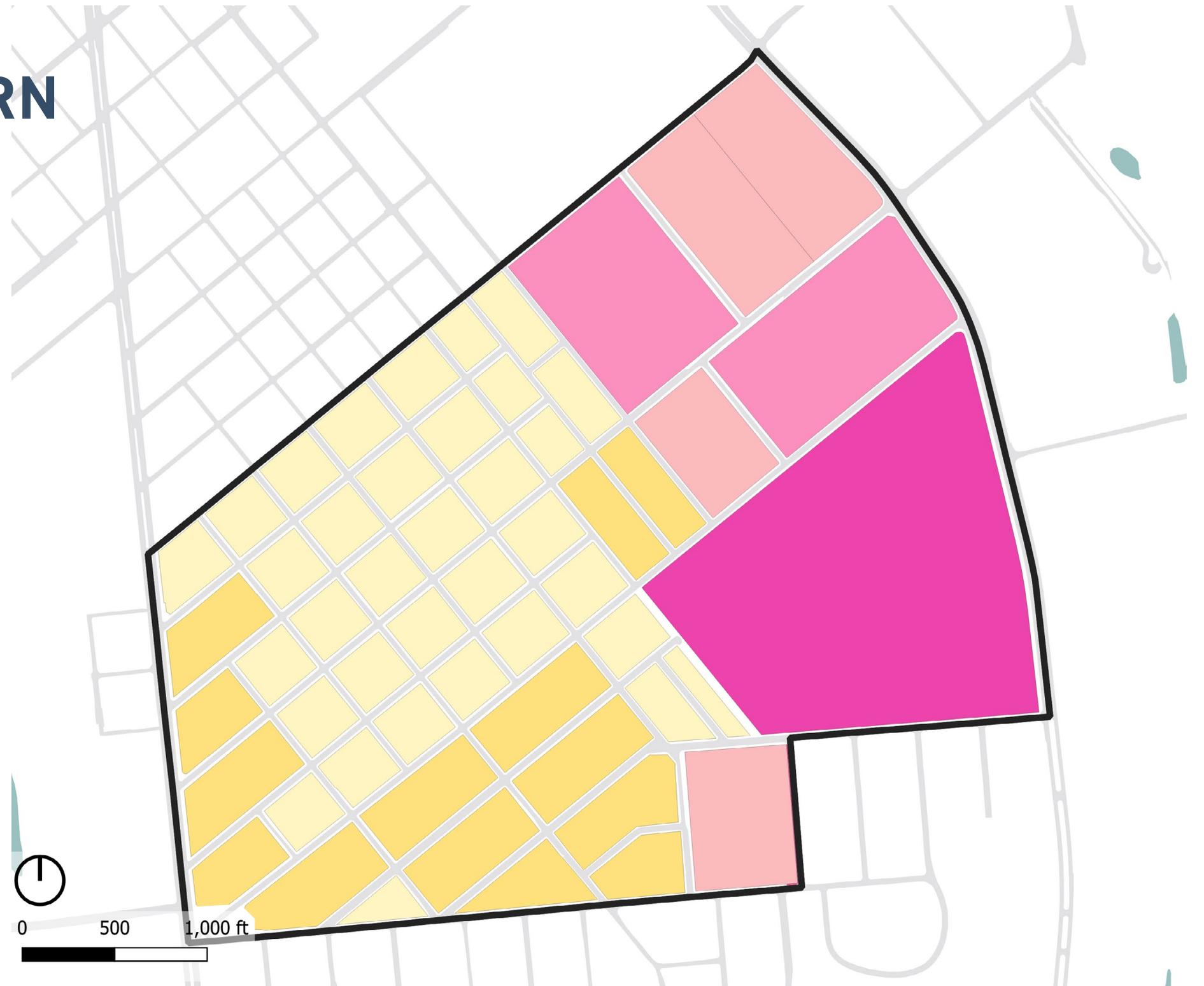
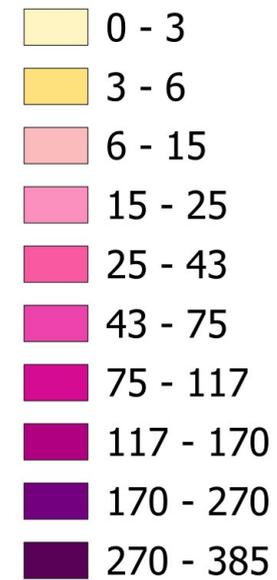


6. Oak Grove

URBAN FABRIC PATTERN

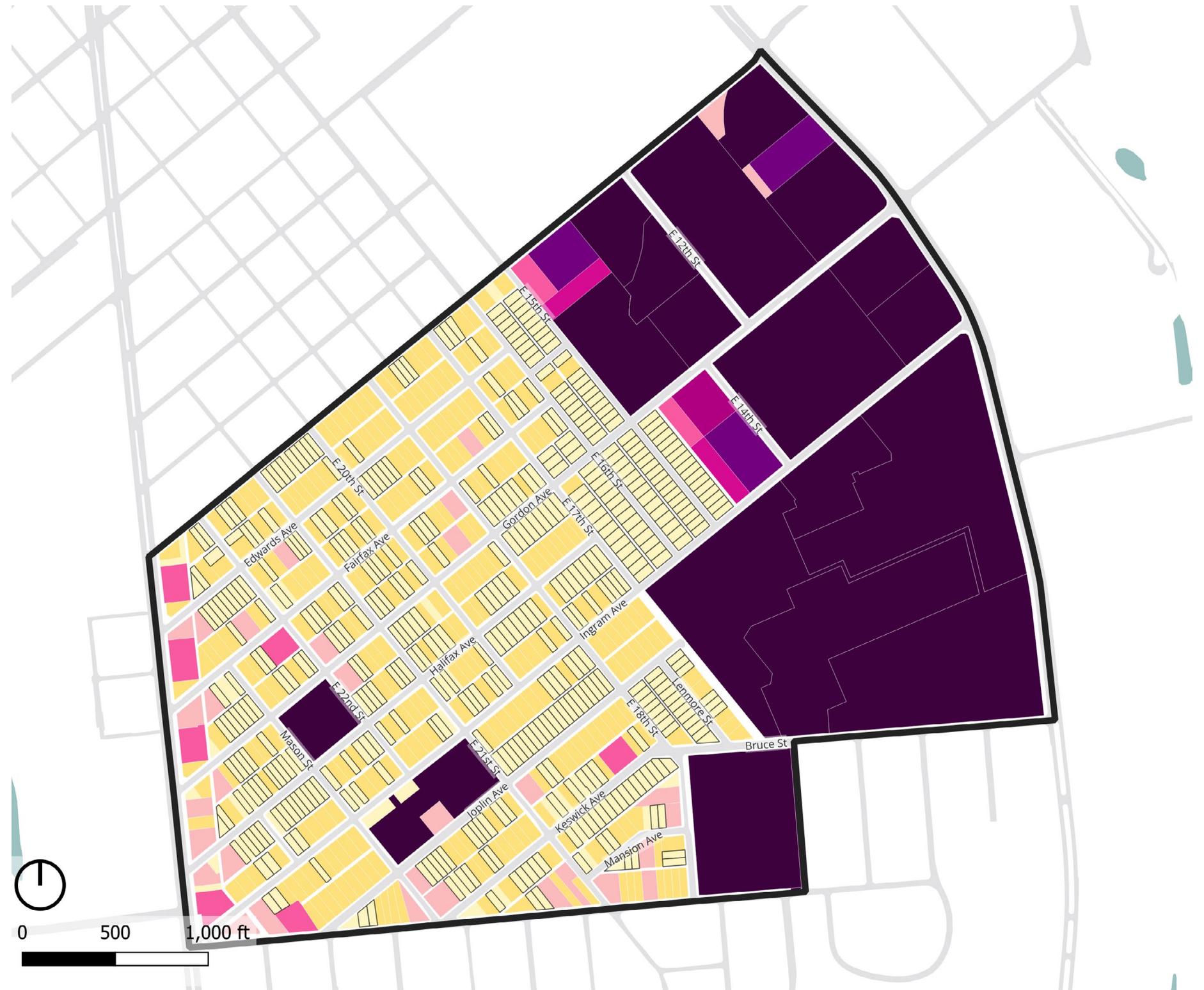
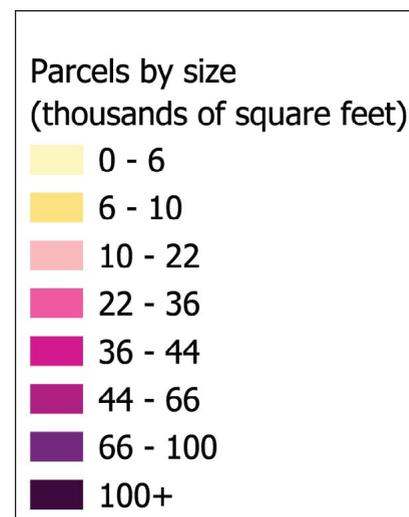
Blocks by size.

City Block Size (Acres)



6. Oak Grove

PARCEL SIZES



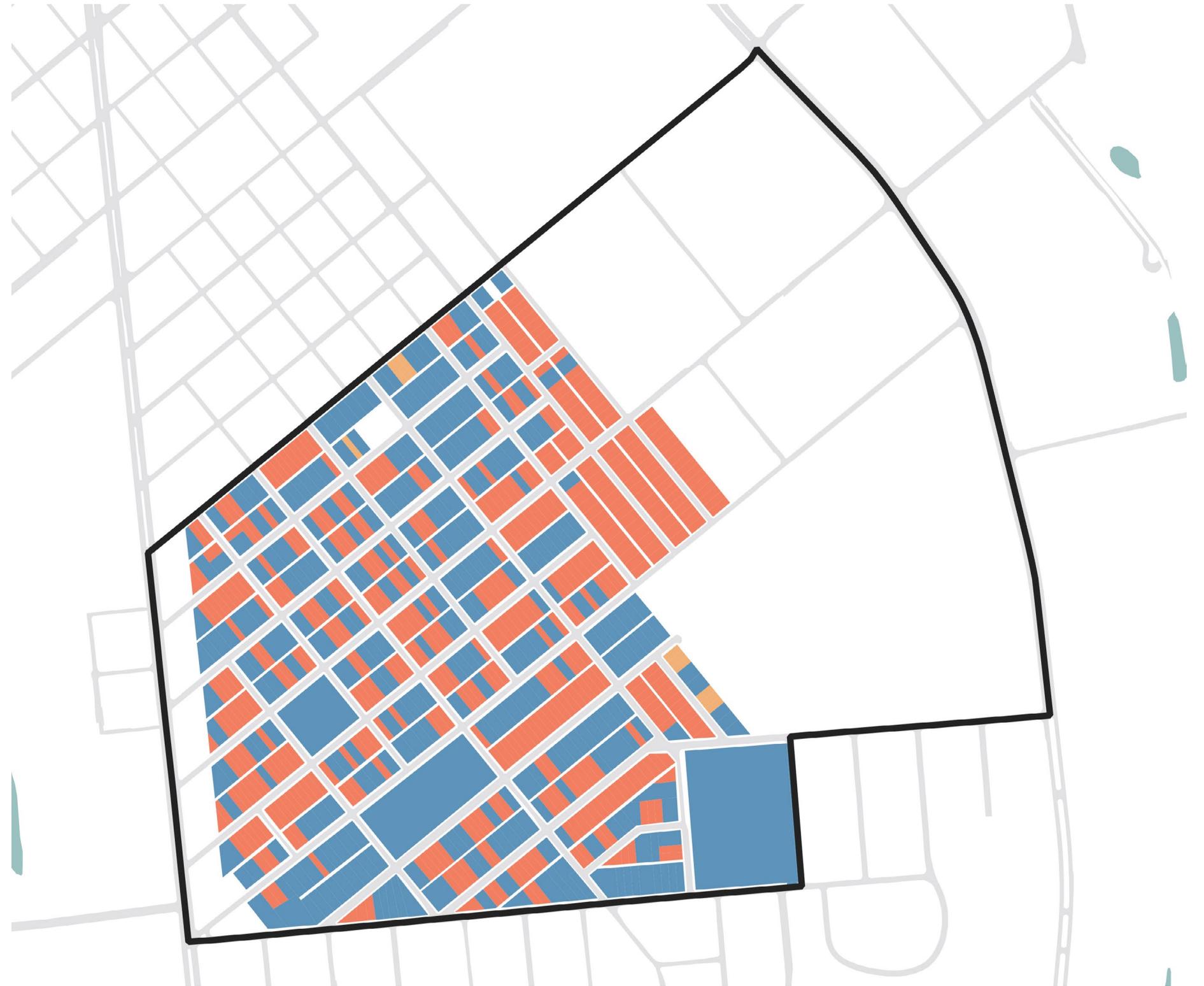
6. Oak Grove

PARCEL SIZE NONCONFORMITY

Parcels in yellow may or may not be conforming, depending if they are attached or detached.

Parcels in orange are smaller than the smallest allowable size in the zoning district.

- Parcels larger than all lot size minimums
- Parcels between lot size minimums
- Parcels smaller than all lot size minimums

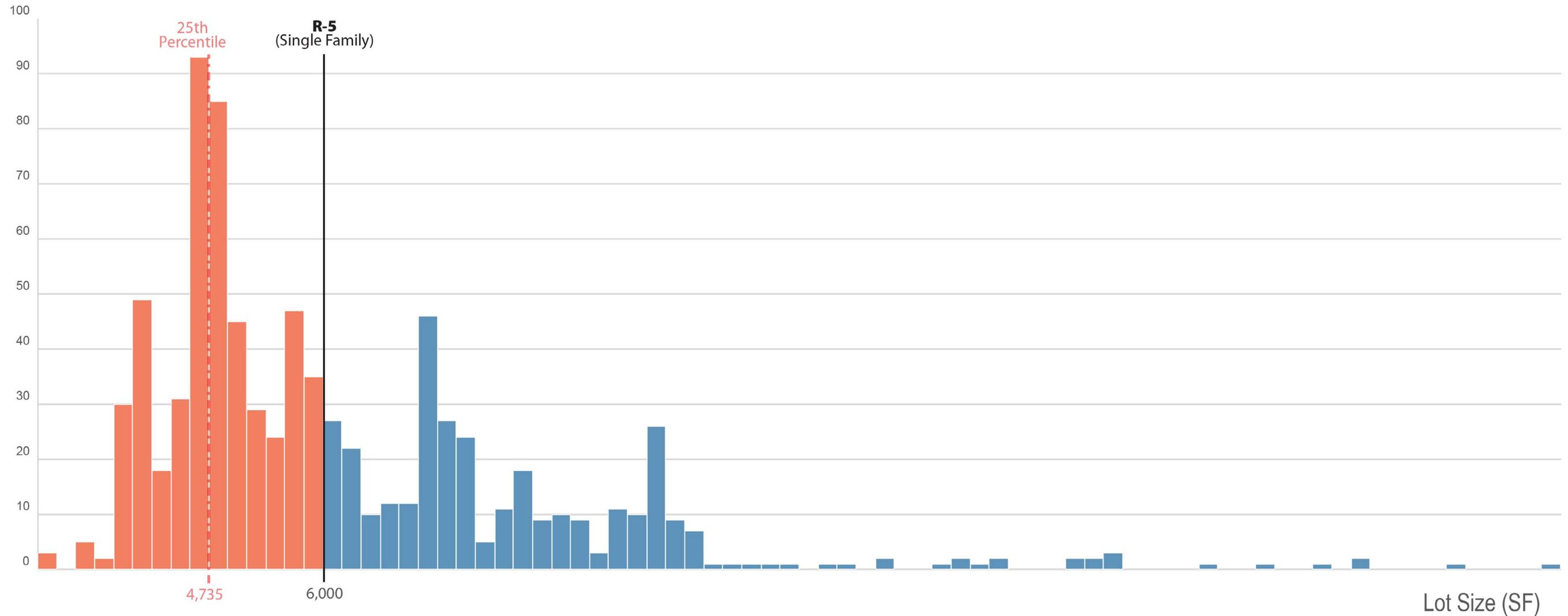


6. Oak Grove

PARCEL SIZE DISTRIBUTION

Distribution by parcel size for parcels within the R-5 district

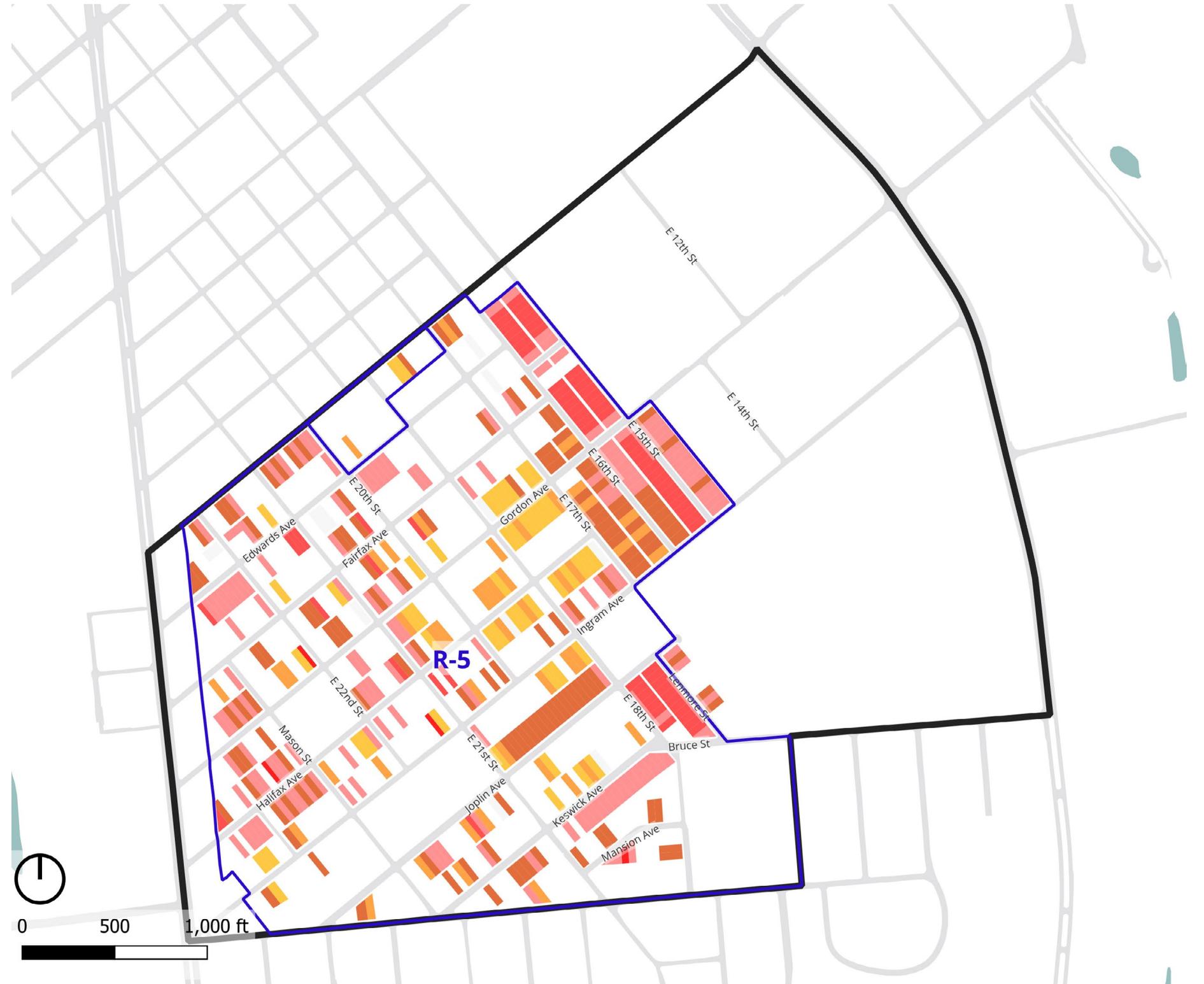
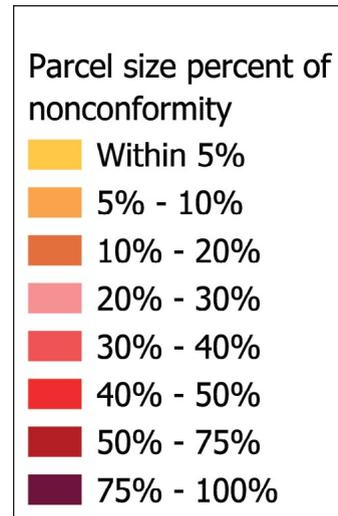
Parcels in orange are smaller than the smallest allowable size in the zoning district.



6. Oak Grove

PARCEL SIZE NONCONFORMITY

District	Property Type	Min Lot Size
R-5	SFD	6,000 sf

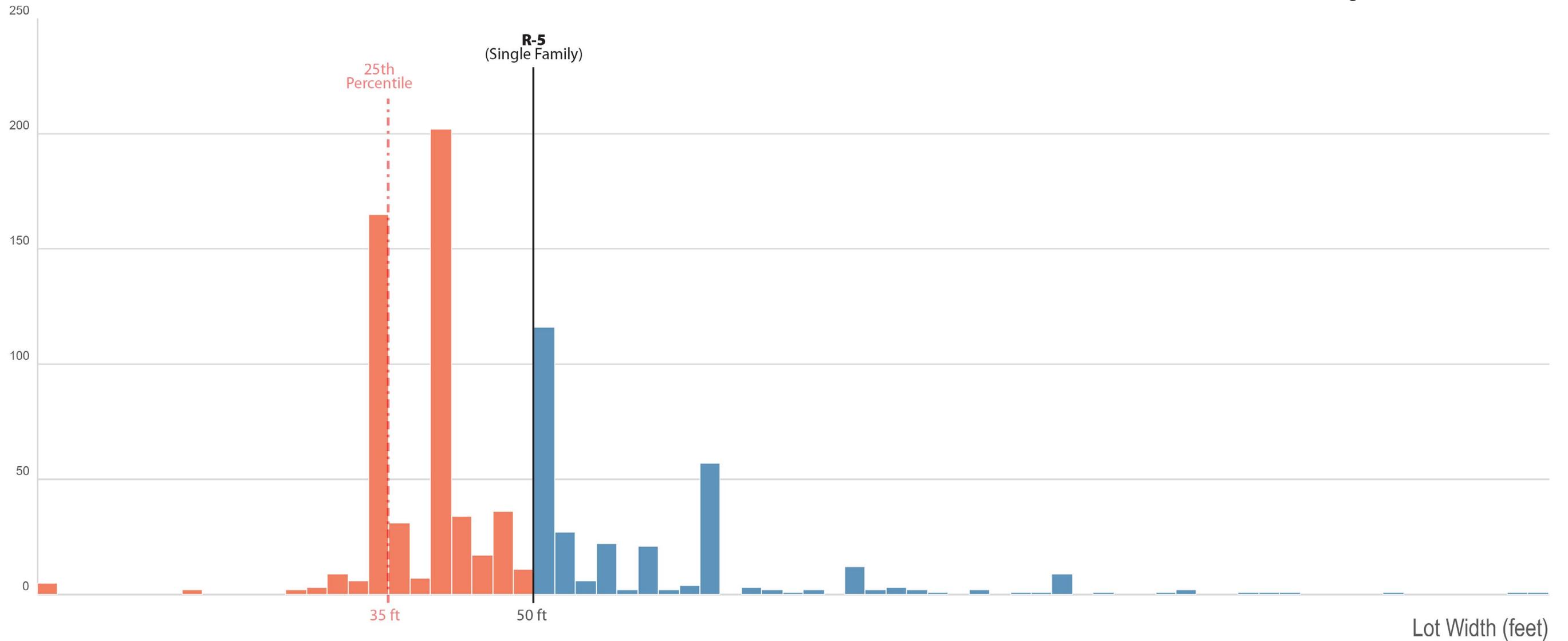


6. Oak Grove

PARCEL SIZE DISTRIBUTION

Distribution by parcel width for parcels within the R-5 district

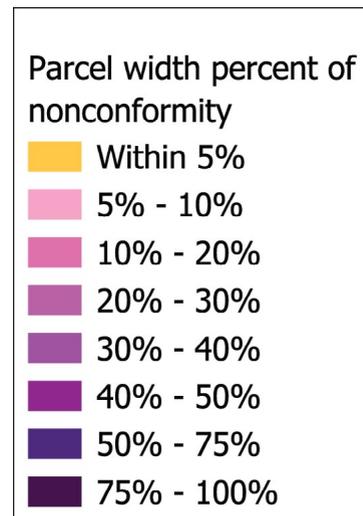
Parcels in orange are smaller than the smallest allowable size in the zoning district.



6. Oak Grove

PARCEL FRONTAGE

District	Property Type	Min Lot Width
R-5	SFD	50 ft



6. Oak Grove

NONCONFORMITIES

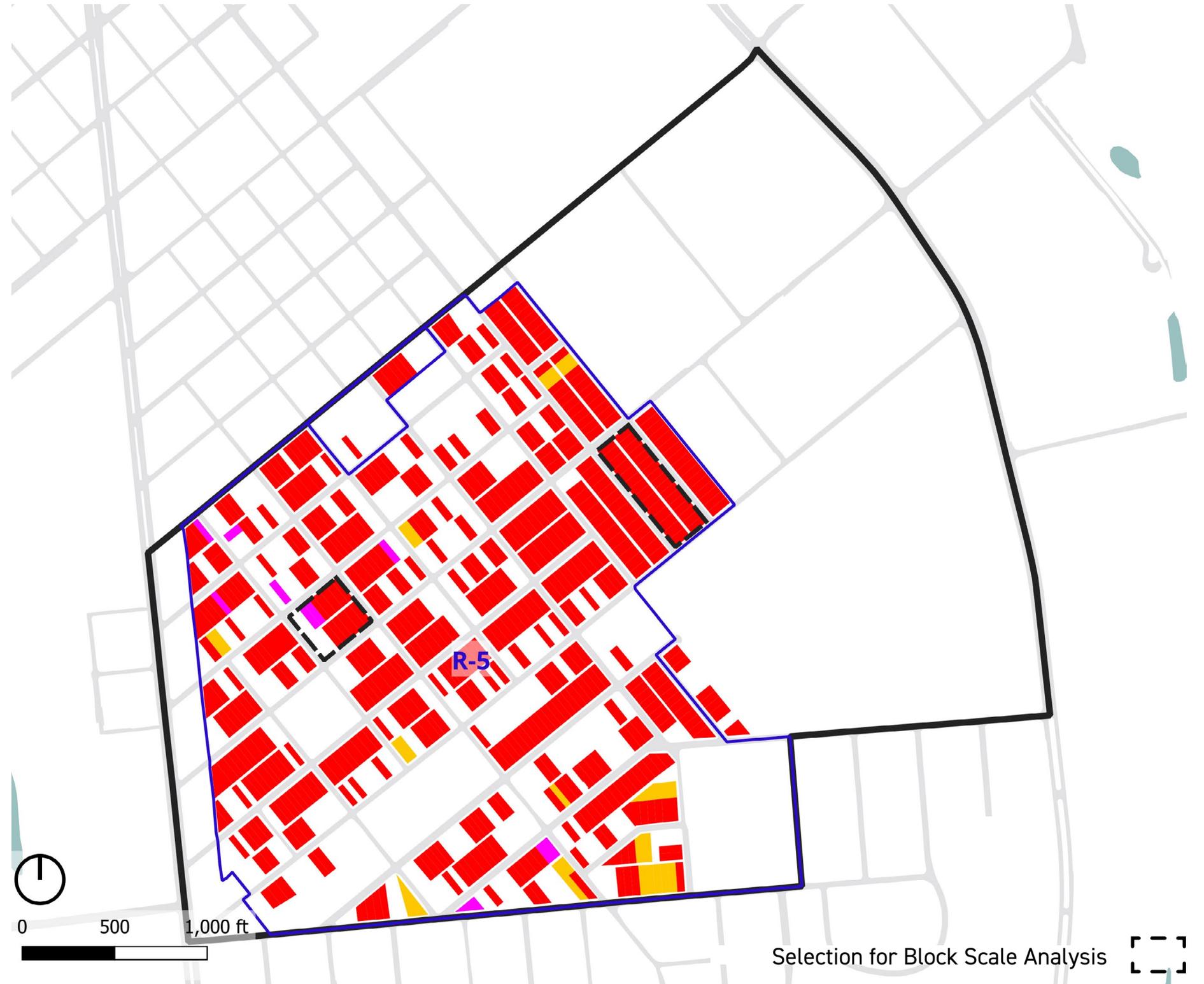
68% of all parcels in Oak Grove are nonconforming based on lot size, lot coverage, building height, frontage, and/or use.

2.5% Due to Use

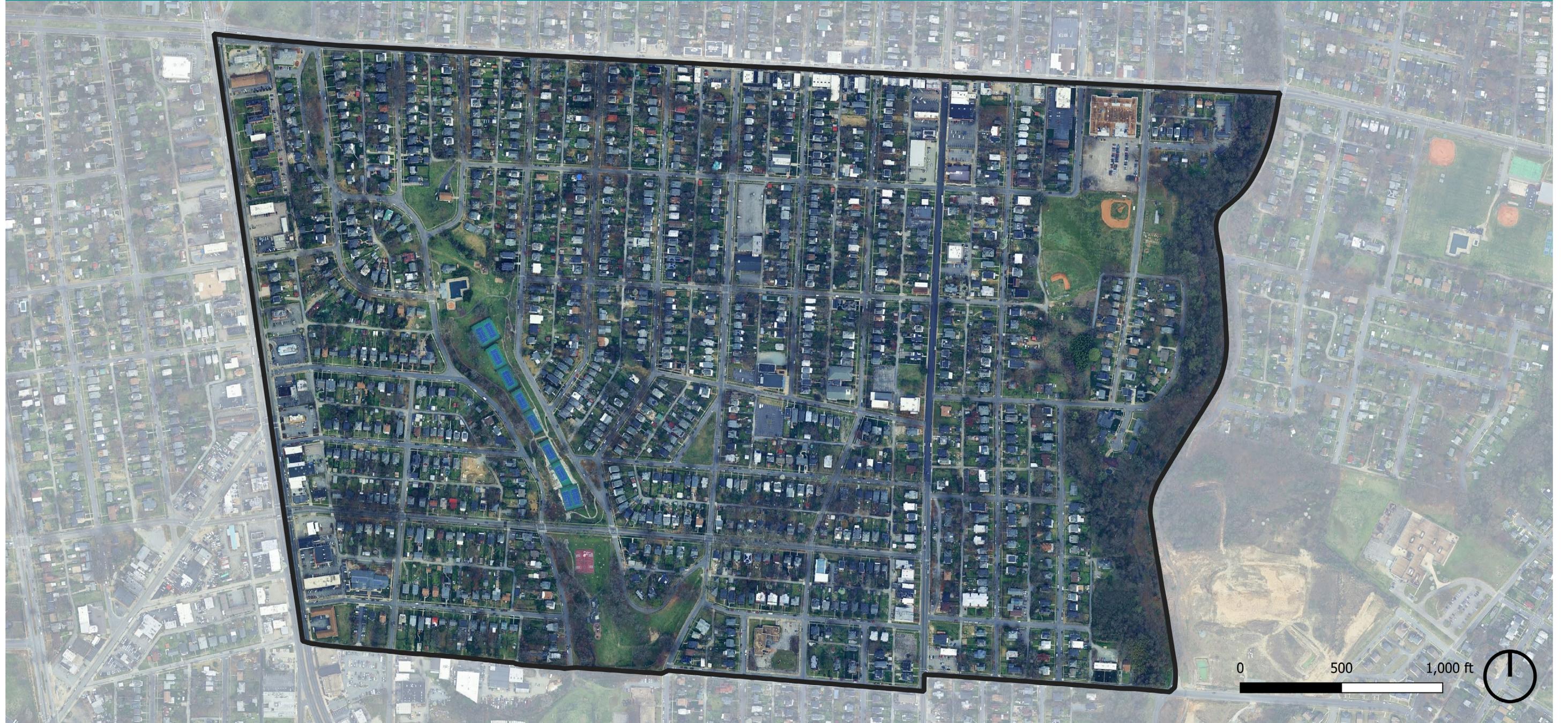
65% Due to Form

0.5% Due to Both

Predominantly zoned R-5

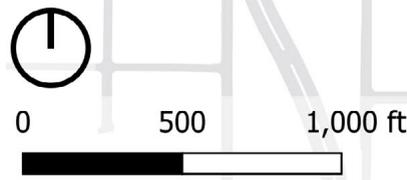
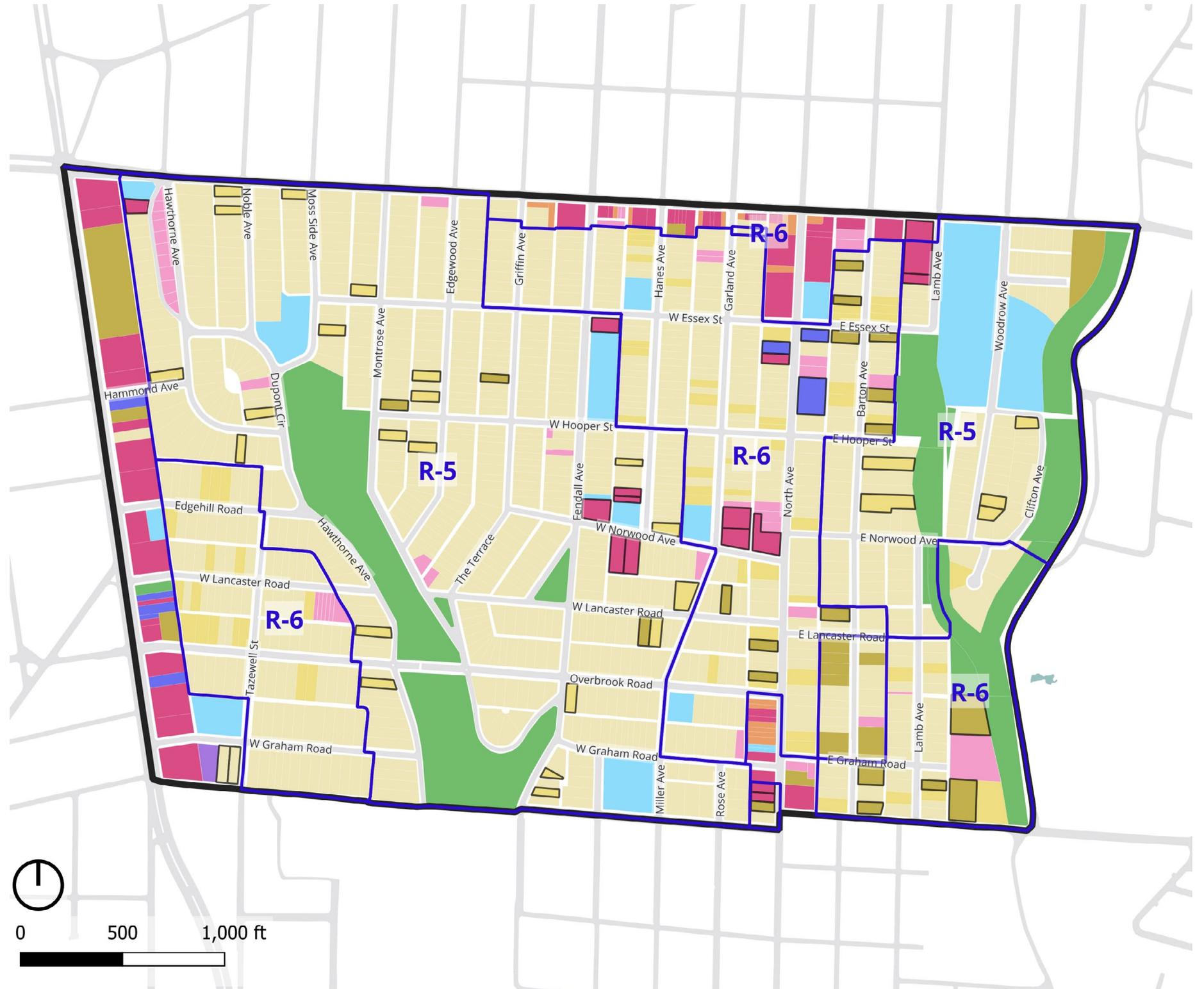


7. NORTHERN BARTON HEIGHTS



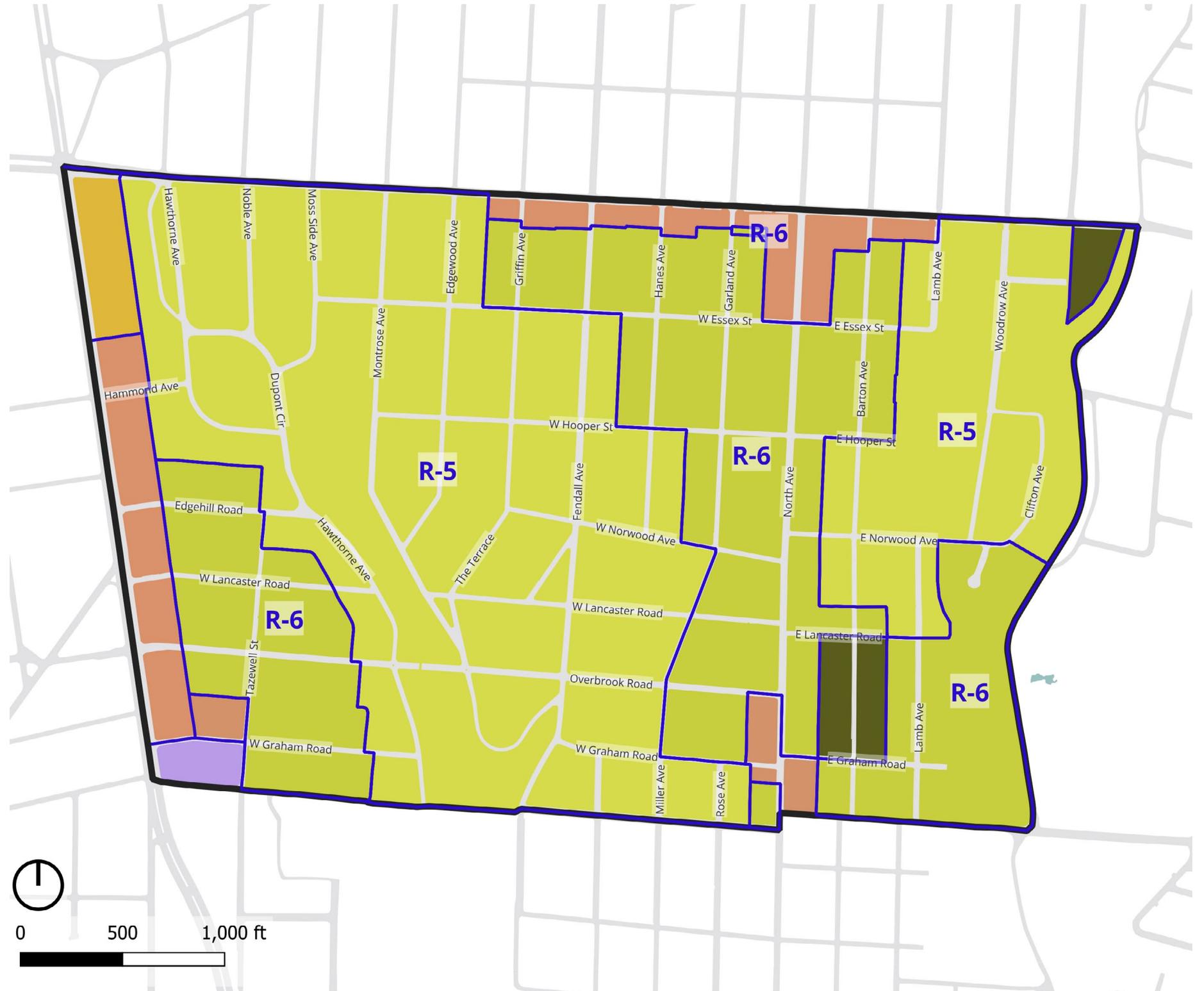
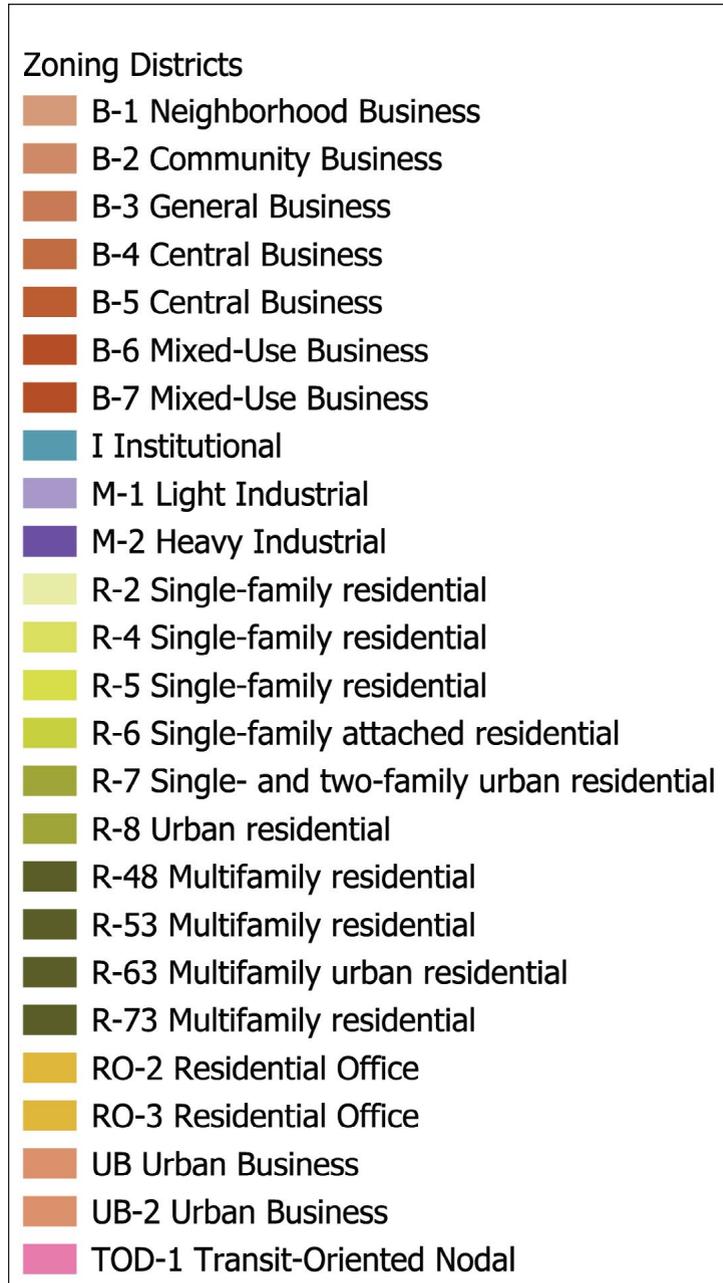
7. Northern Barton Heights

LAND USE



7. Northern Barton Heights

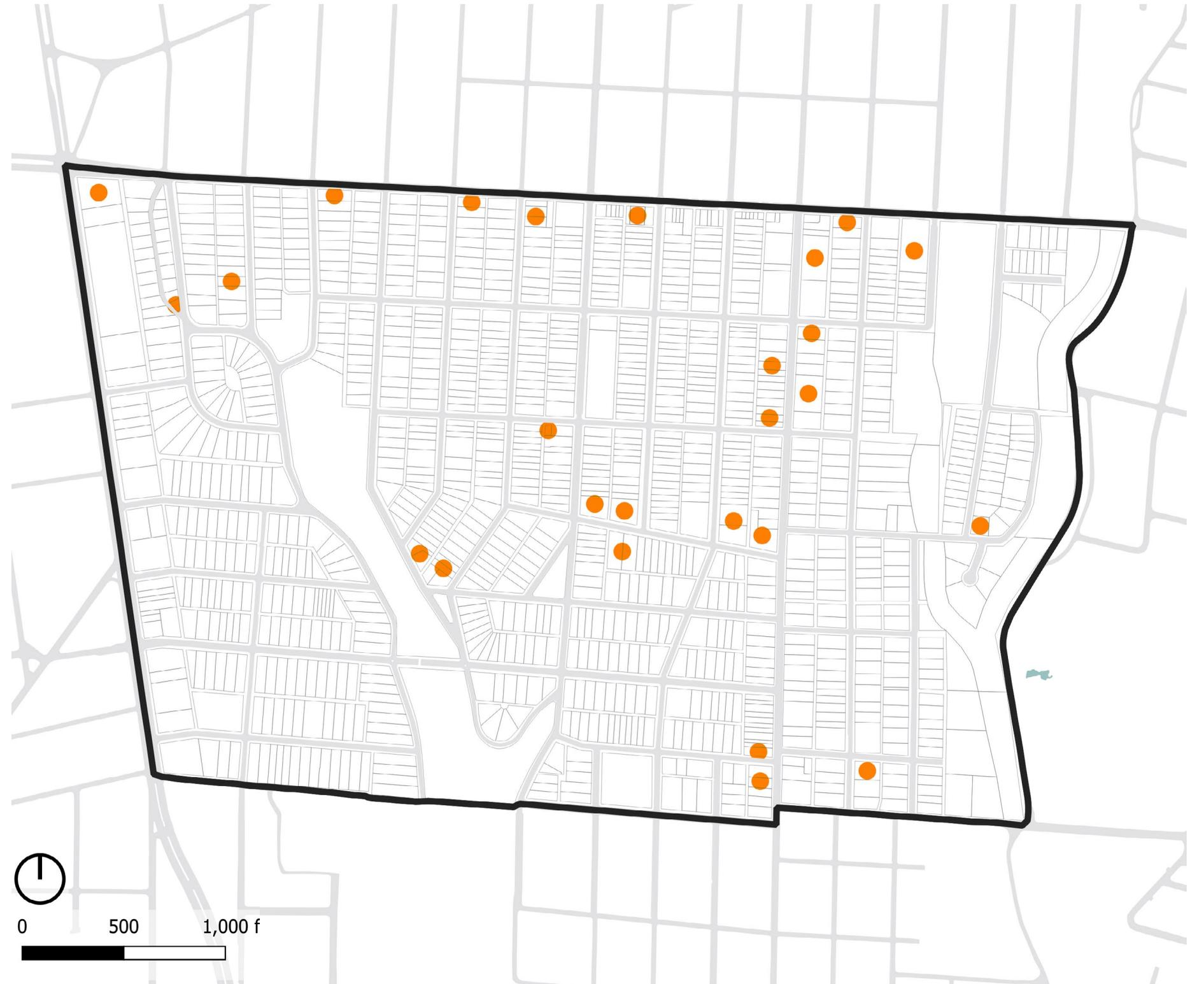
CURRENT ZONING



7. Northern Barton Heights

SPECIAL USE PERMITS

Special Use Permits (SUPs) by location within the neighborhood.



7. Northern Barton Heights

RESIDENTIAL TYPOLGY

Residential Parcel Typology

- 100+ Units
- 50+ Units
- 25-99 Units
- 10-50 Units
- 5-49 Units
- 1-10 Units
- Multi-Family
- Mixed Use
- Mobile Home Park
- Senior Living
- Four Family
- Three Family
- Two Family
- Two Story
- One Story
- Single Family

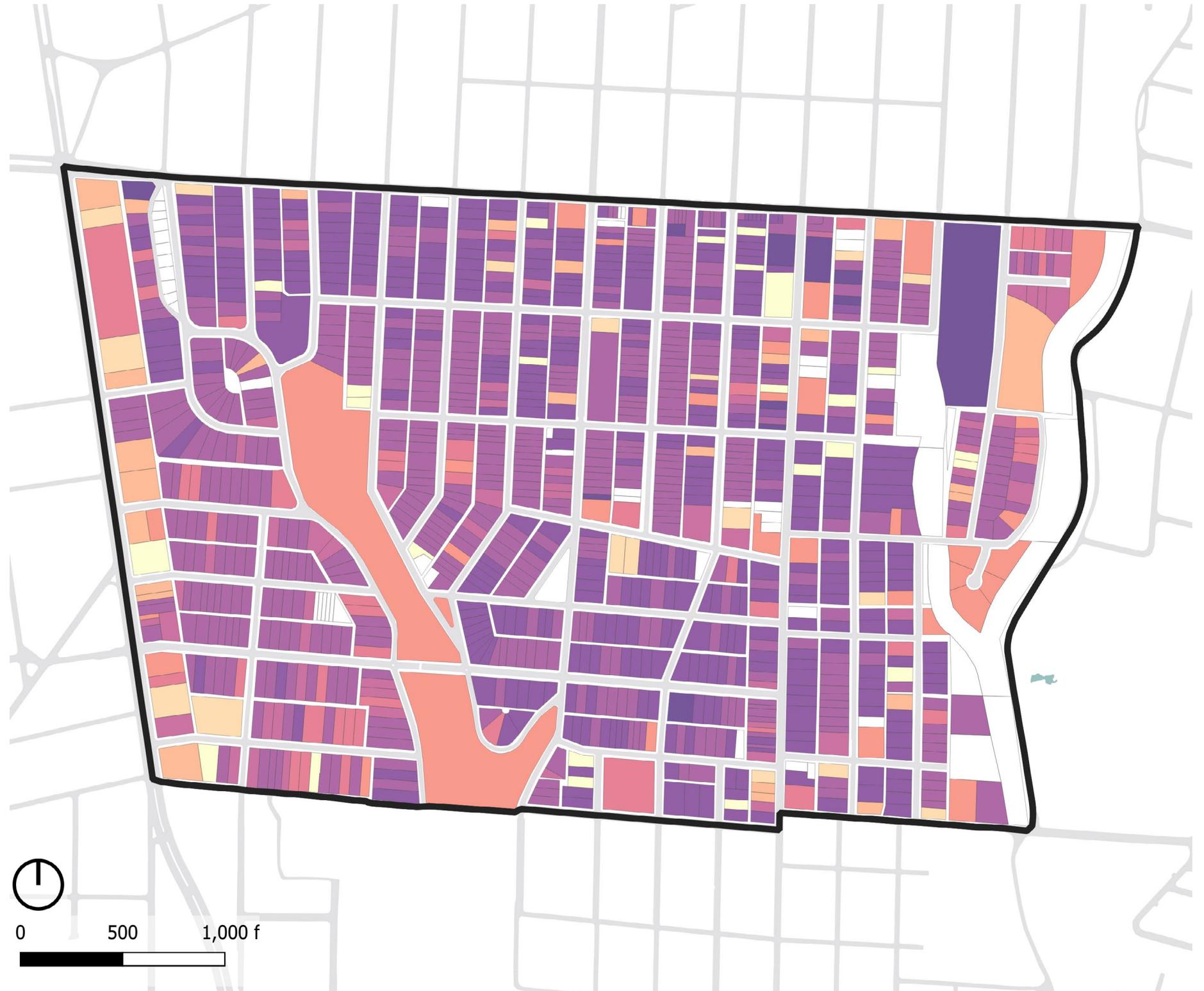
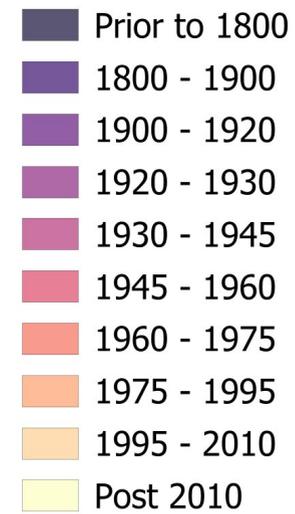


7. Northern Barton Heights

HISTORIC PATTERN

Parcels by Year built

ASR Parcels by Year Built

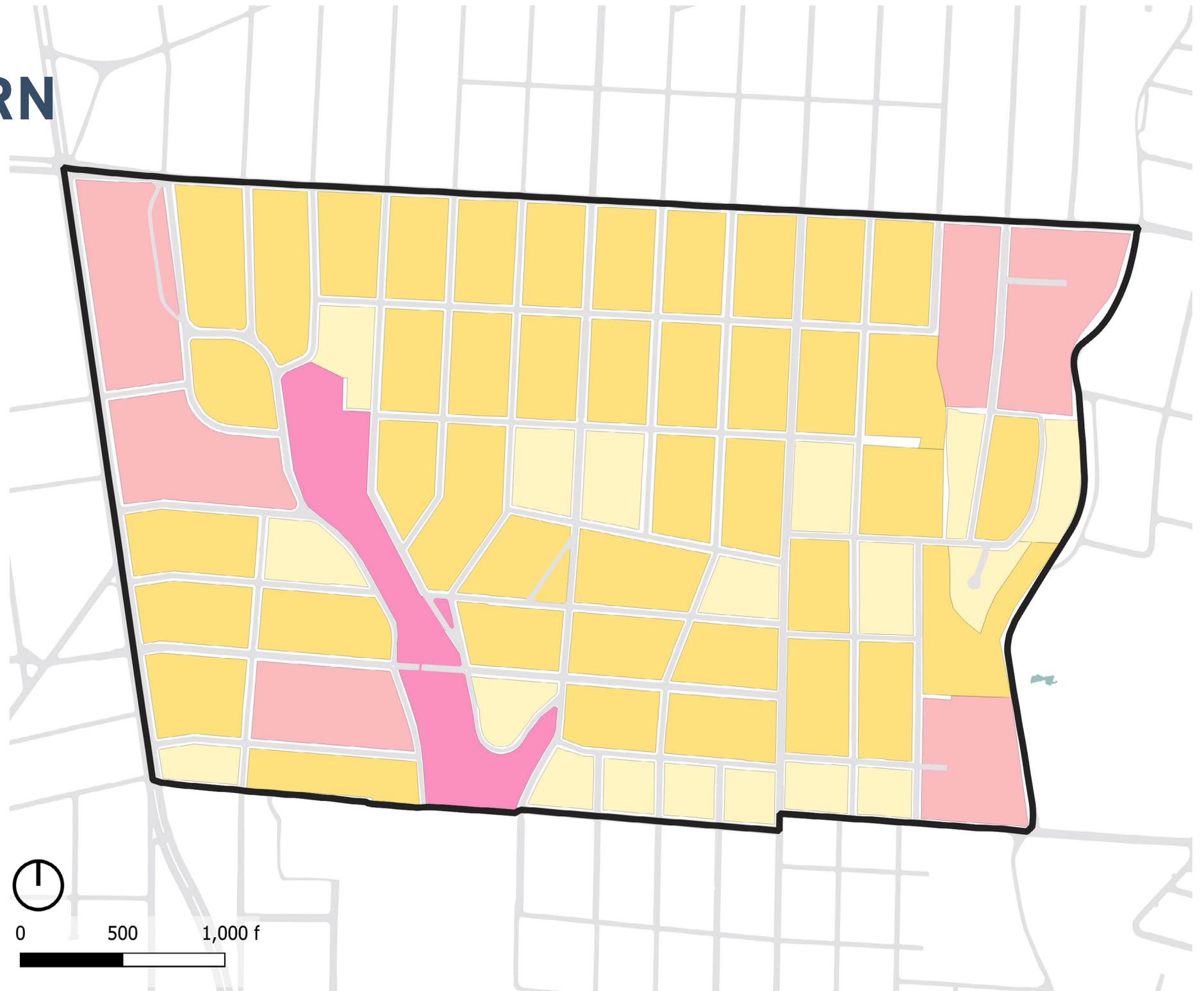
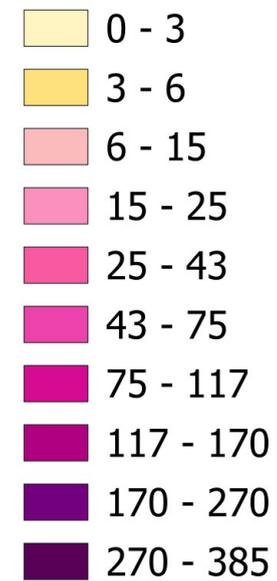


7. Northern Barton Heights

URBAN FABRIC PATTERN

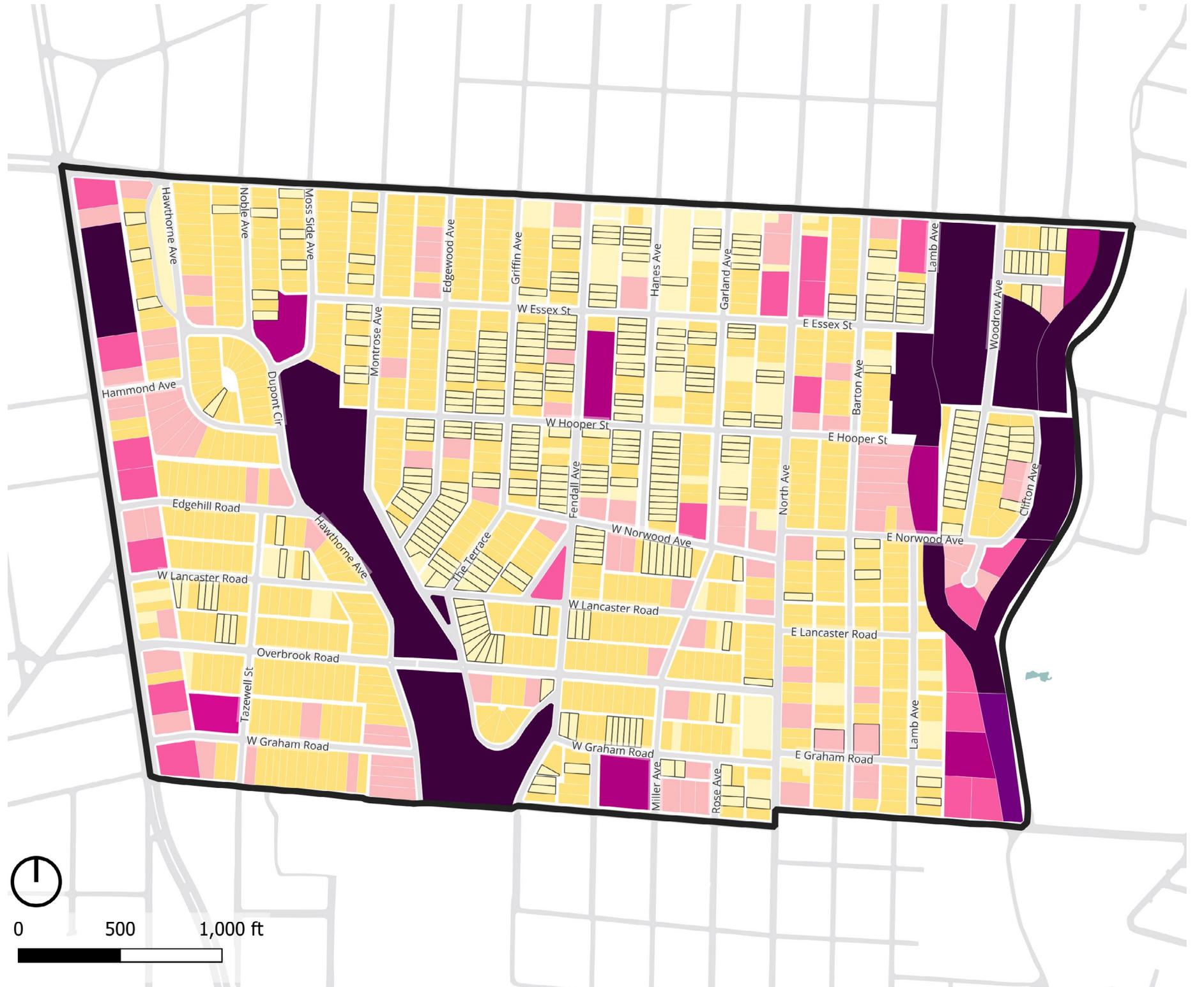
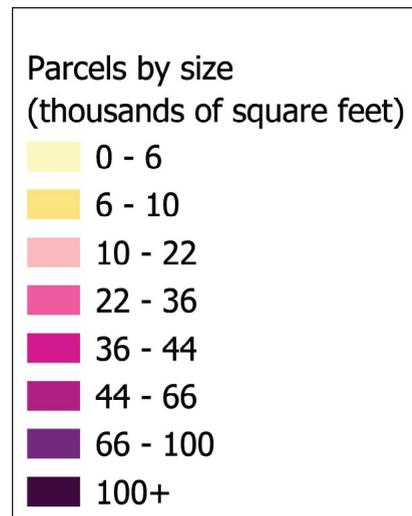
Blocks by size.

City Block Size (Acres)



7. Northern Barton Heights

PARCEL SIZES



7. Northern Barton Heights

PARCEL SIZE NONCONFORMITY

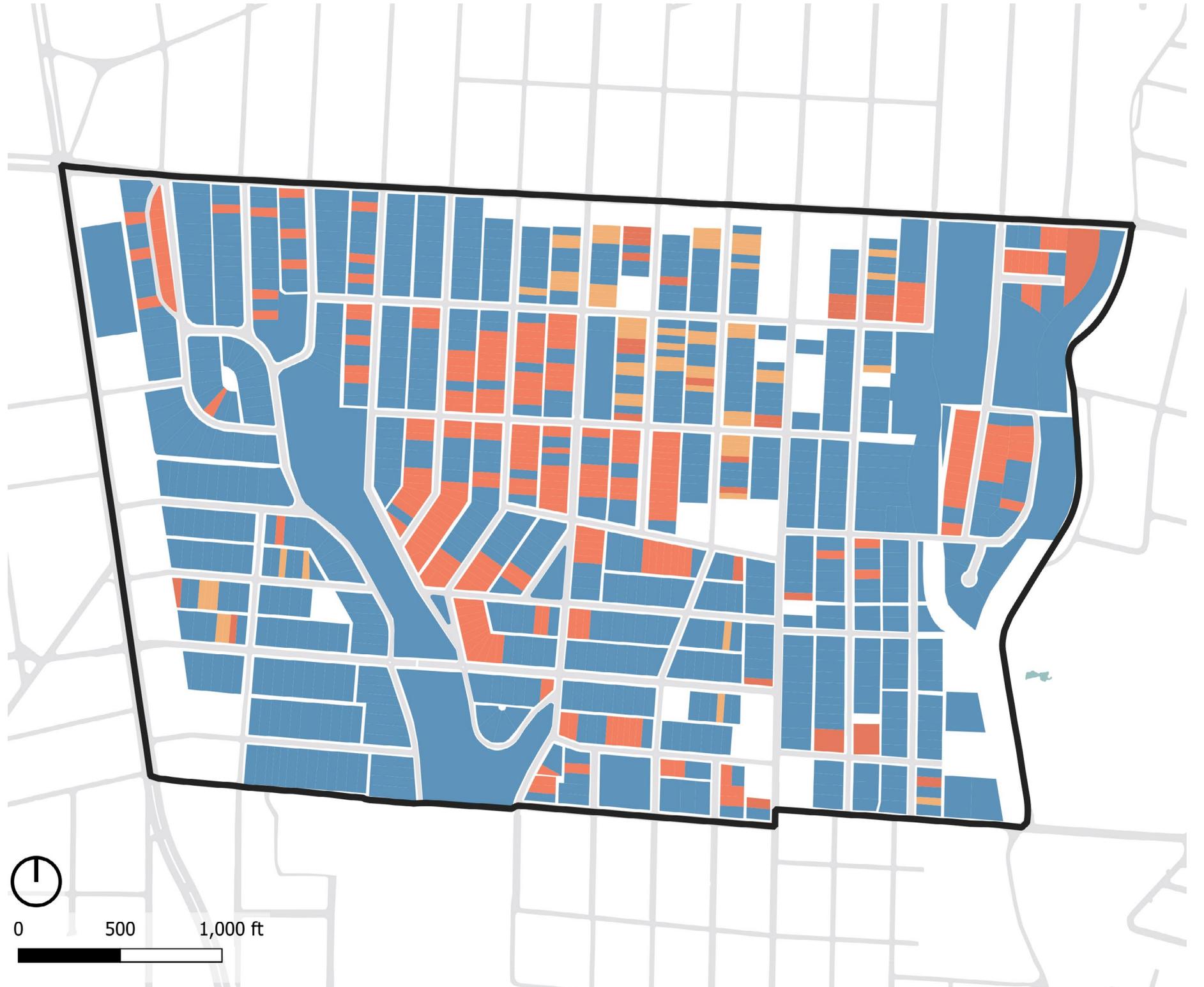
Parcels in yellow may or may not be conforming, depending if they are attached or detached.

Parcels in orange are smaller than the smallest allowable size in the zoning district.

-  Parcels larger than all lot size minimums
-  Parcels between lot size minimums
-  Parcels smaller than all lot size minimums



0 500 1,000 ft

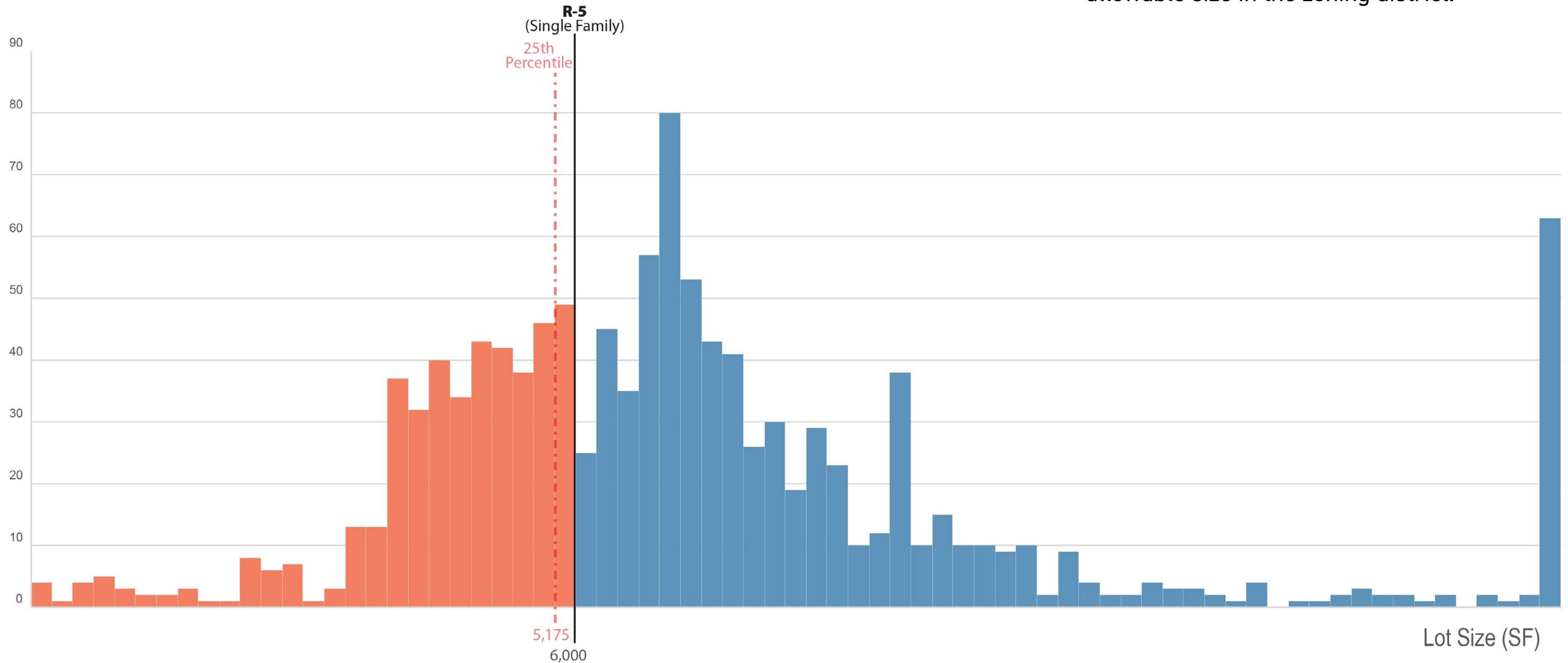


7. Northern Barton Heights

PARCEL SIZE DISTRIBUTION

Distribution by parcel size for parcels within the R-5 district

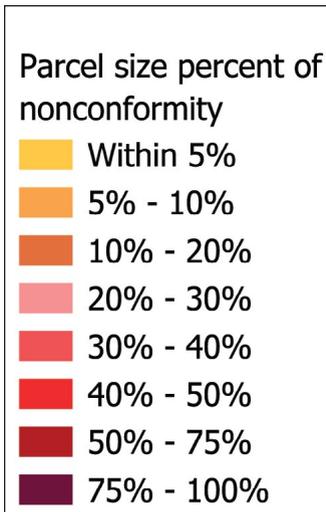
Parcels in orange are smaller than the smallest allowable size in the zoning district.



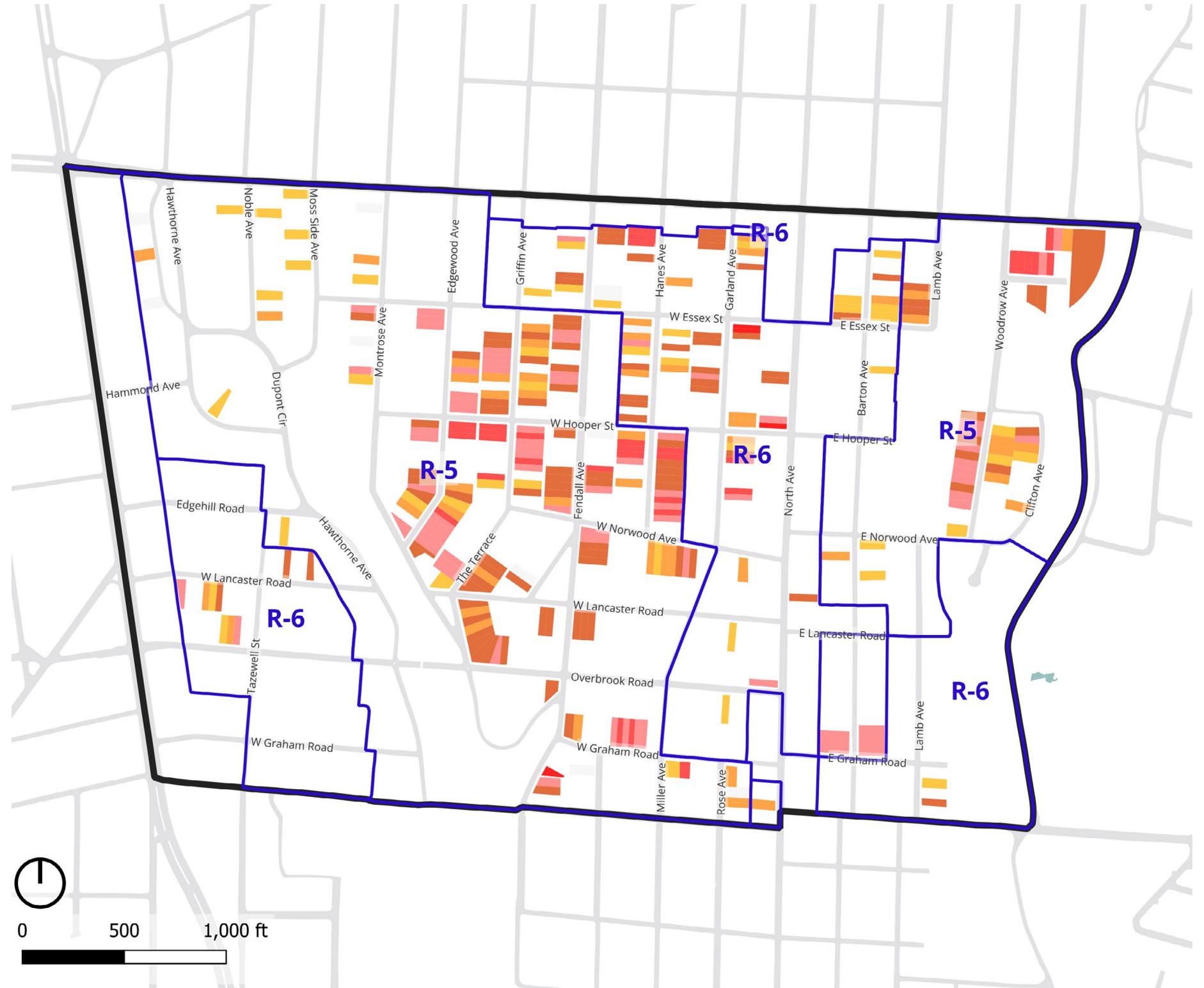
7. Northern Barton Heights

PARCEL SIZE NONCONFORMITY

District	Property Type	Min Lot Size
R-5	SFD	6,000 sf
	SFD	5,000 sf
R-6	SFA	2,200 sf
	2FD or 2FA	6,000 sf



* The percentage of nonconformity was calculated using the required minimum for detached buildings.

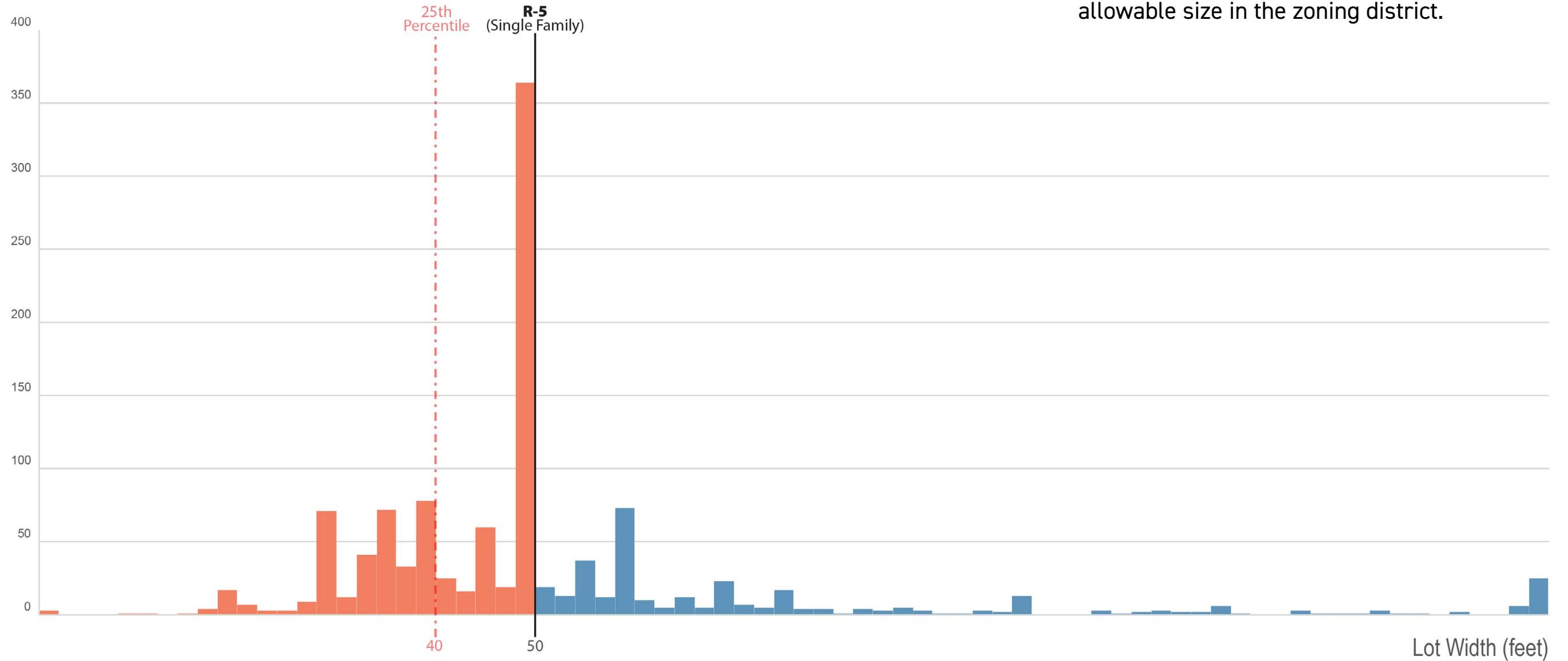


7. Northern Barton Heights

PARCEL FRONTAGE DISTRIBUTION

Distribution by parcel width for parcels within the R-5 district

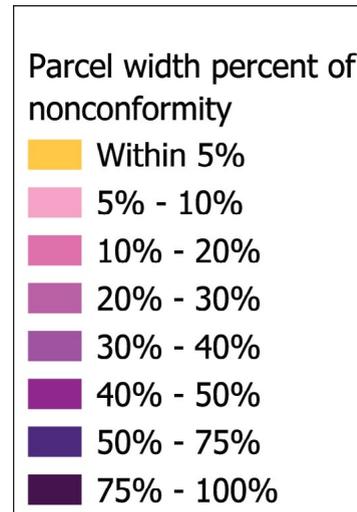
Parcels in orange are smaller than the smallest allowable size in the zoning district.



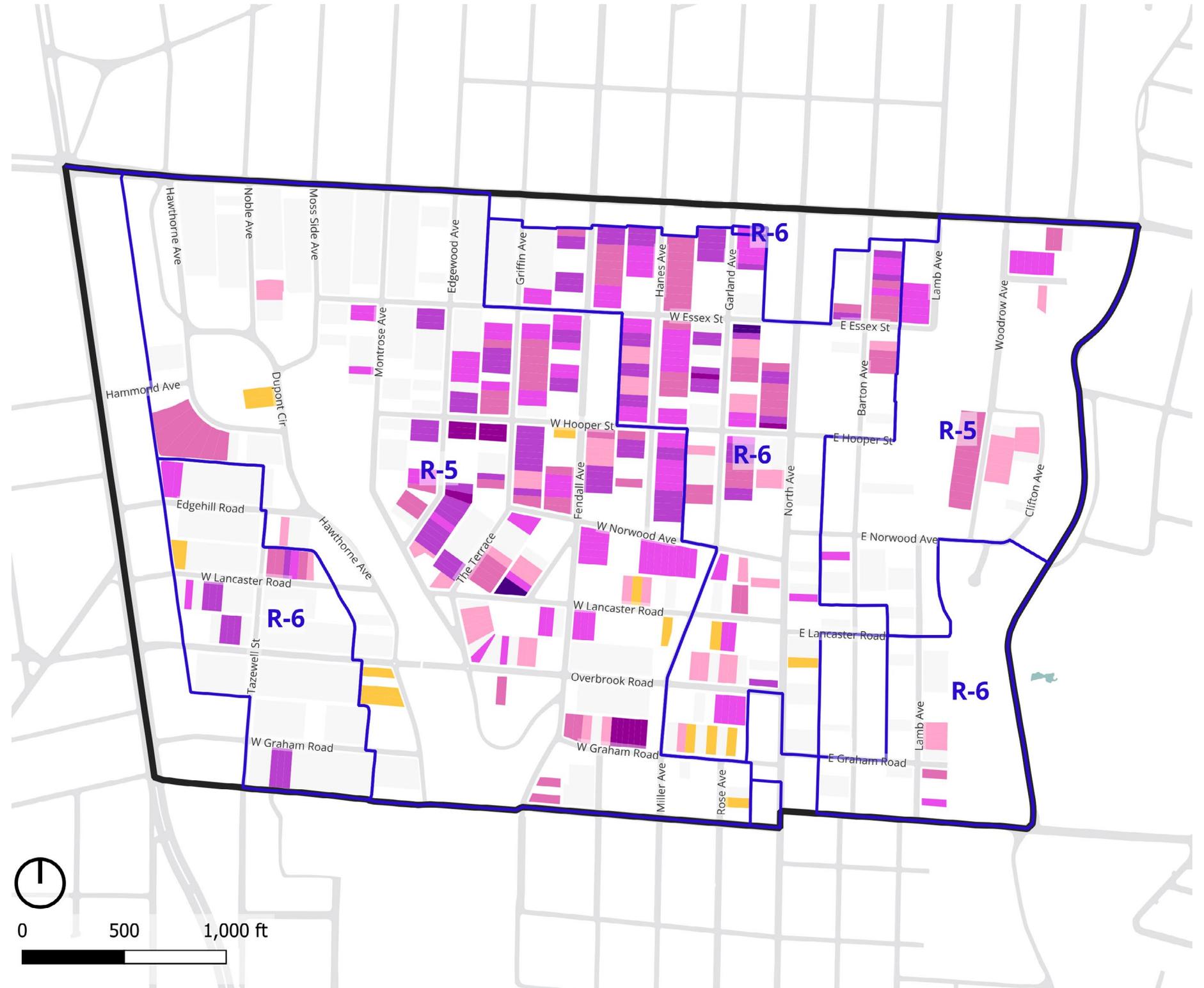
7. Northern Barton Heights

PARCEL FRONTAGE

District	Property Type	Min Lot Width
R-5	SFD	50 ft
	SFD	50 ft
R-6	SFA	16 ft
	2FD or 2FA	50 ft



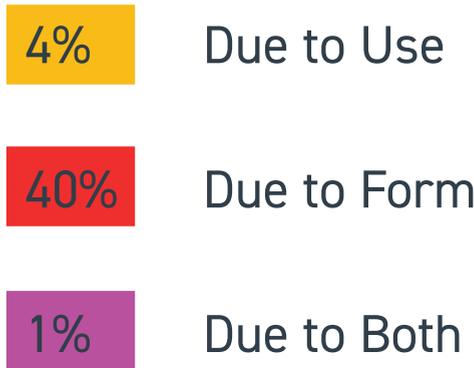
* The percentage of nonconformity was calculated using the required minimum for detached buildings.



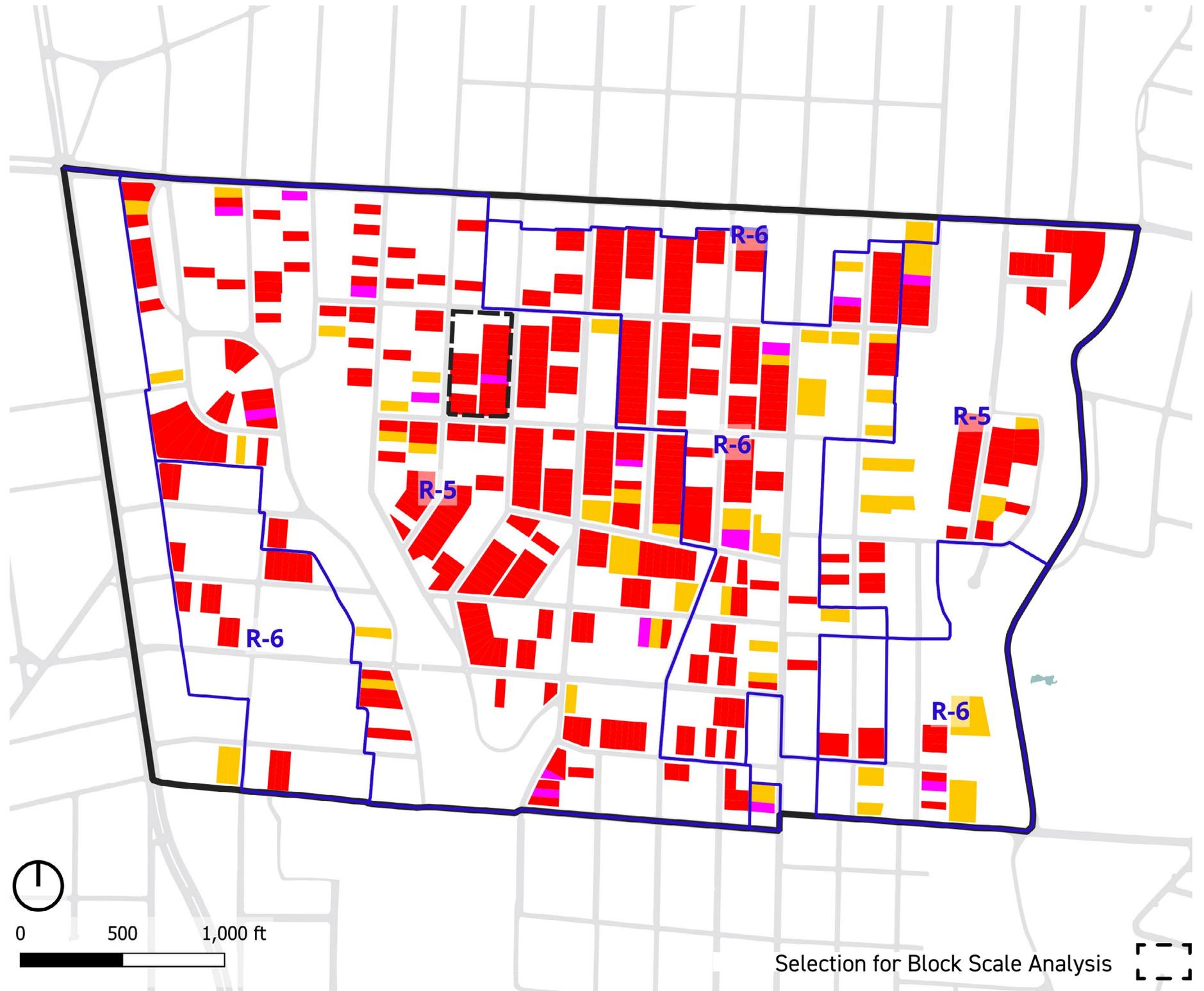
7. Northern Barton Heights

NONCONFORMITIES

Up to **45%** of all parcels in Northern Barton Heights are nonconforming based on lot size, lot coverage, building height, frontage, and/or use.



Predominantly zoned R-5 and R-6

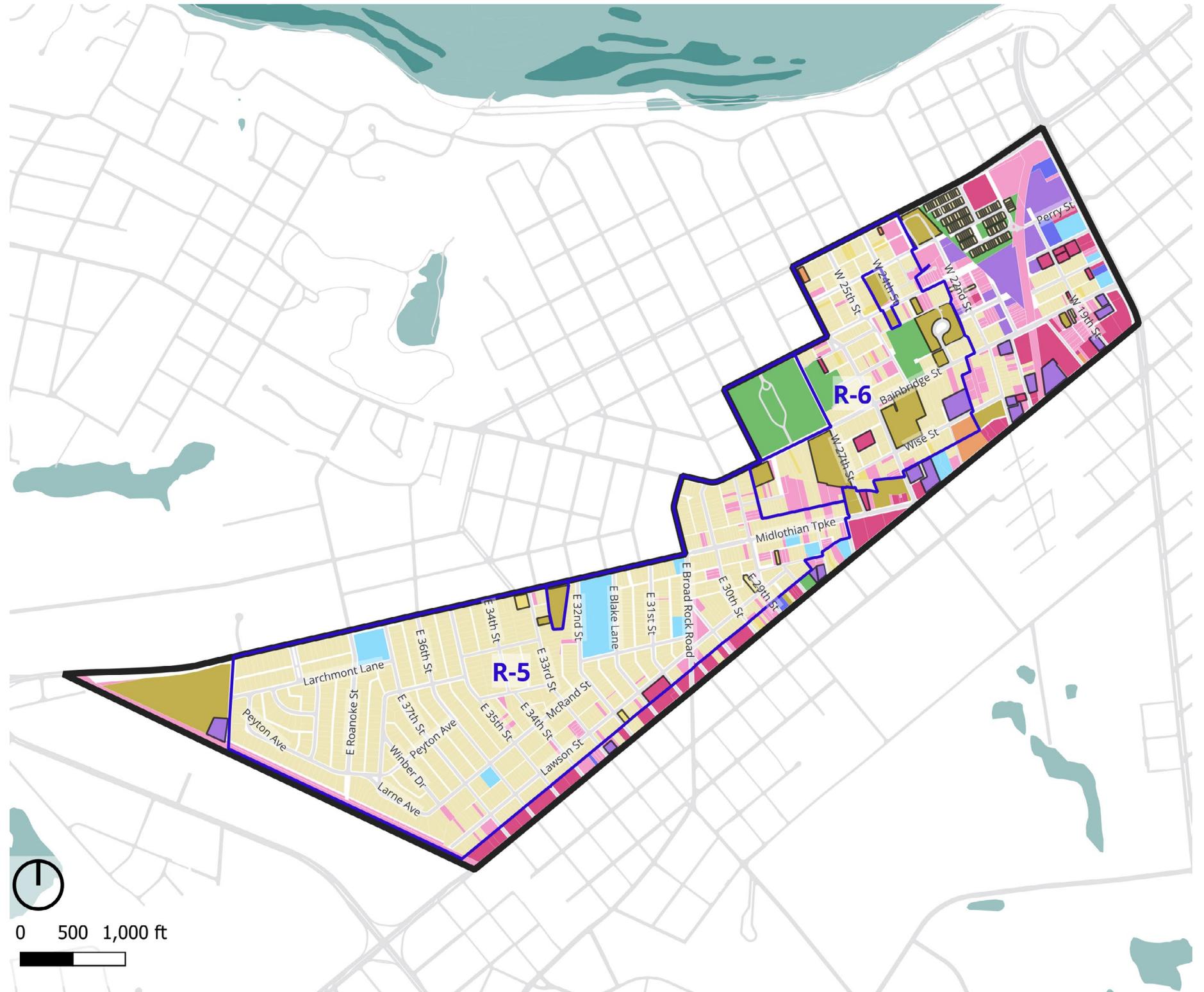
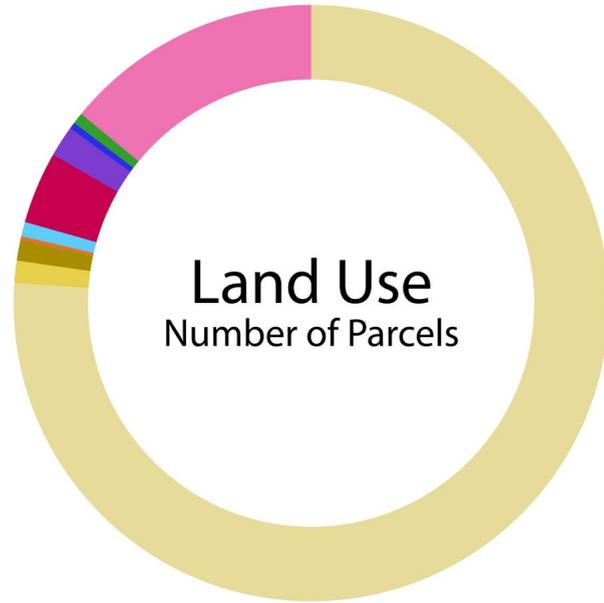


8. SWANSBORO / SWANSBORO WEST



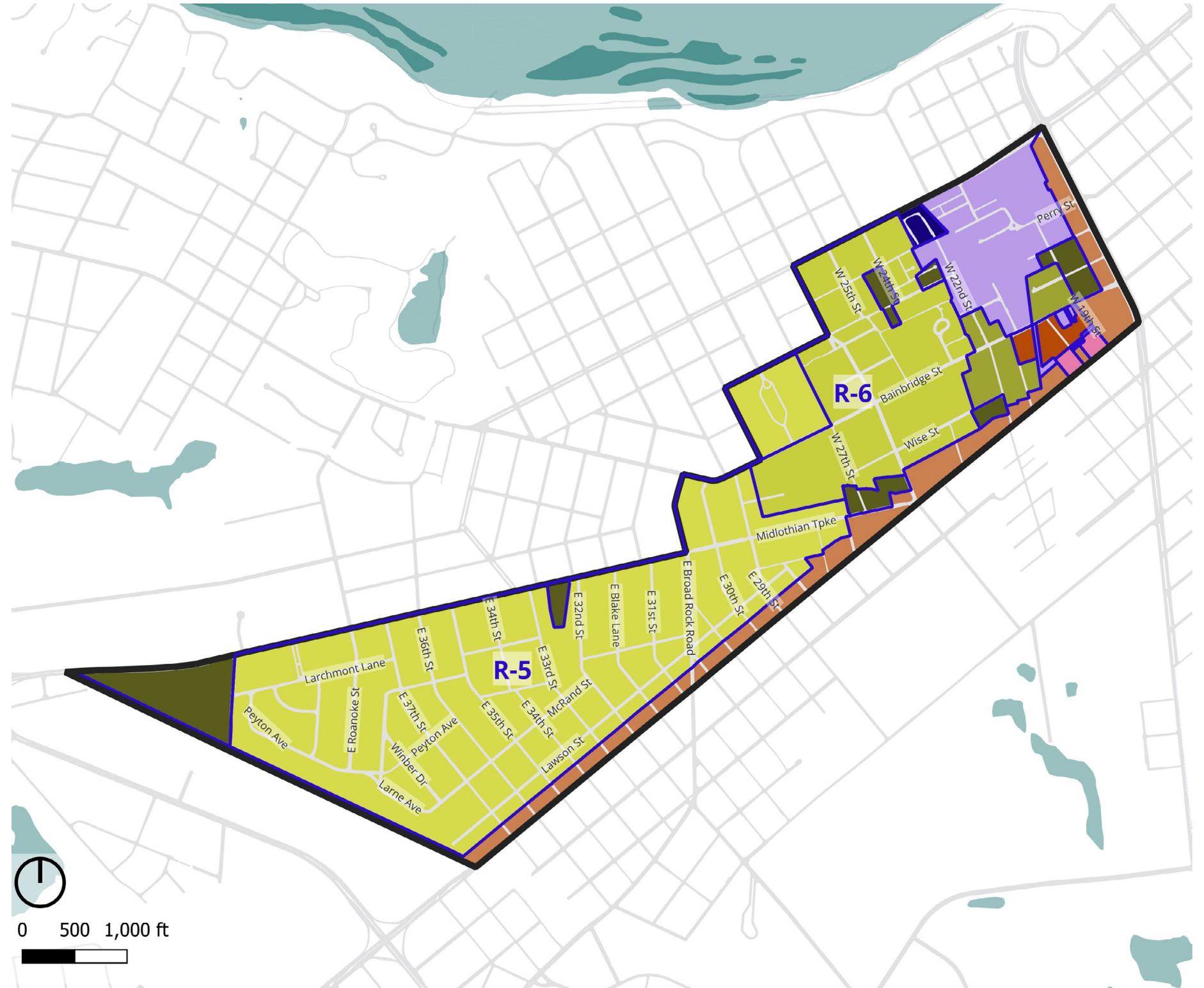
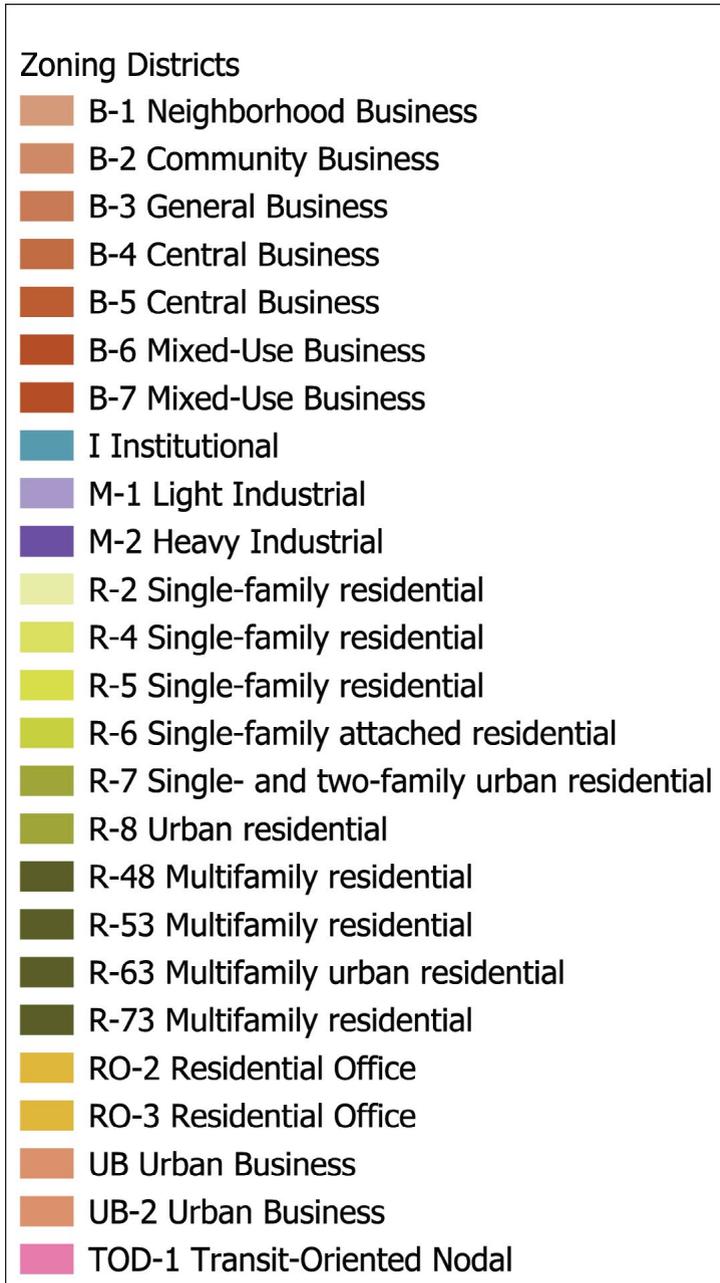
8. Swansboro / Swansboro West

LAND USE



8. Swansboro / Swansboro West

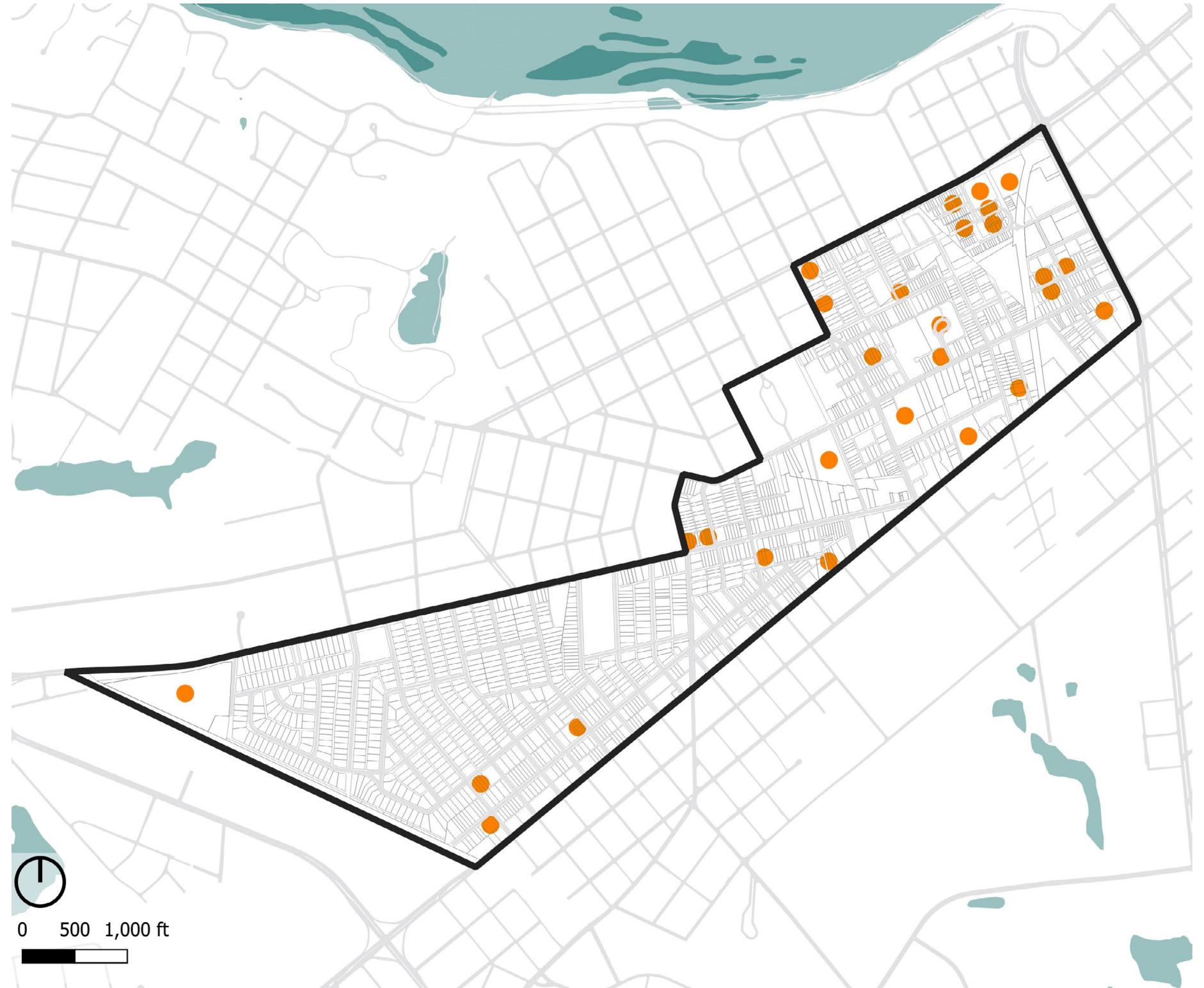
CURRENT ZONING



8. Swansboro / Swansboro West

SPECIAL USE PERMITS

Special Use Permits (SUPs) by location within the neighborhood.

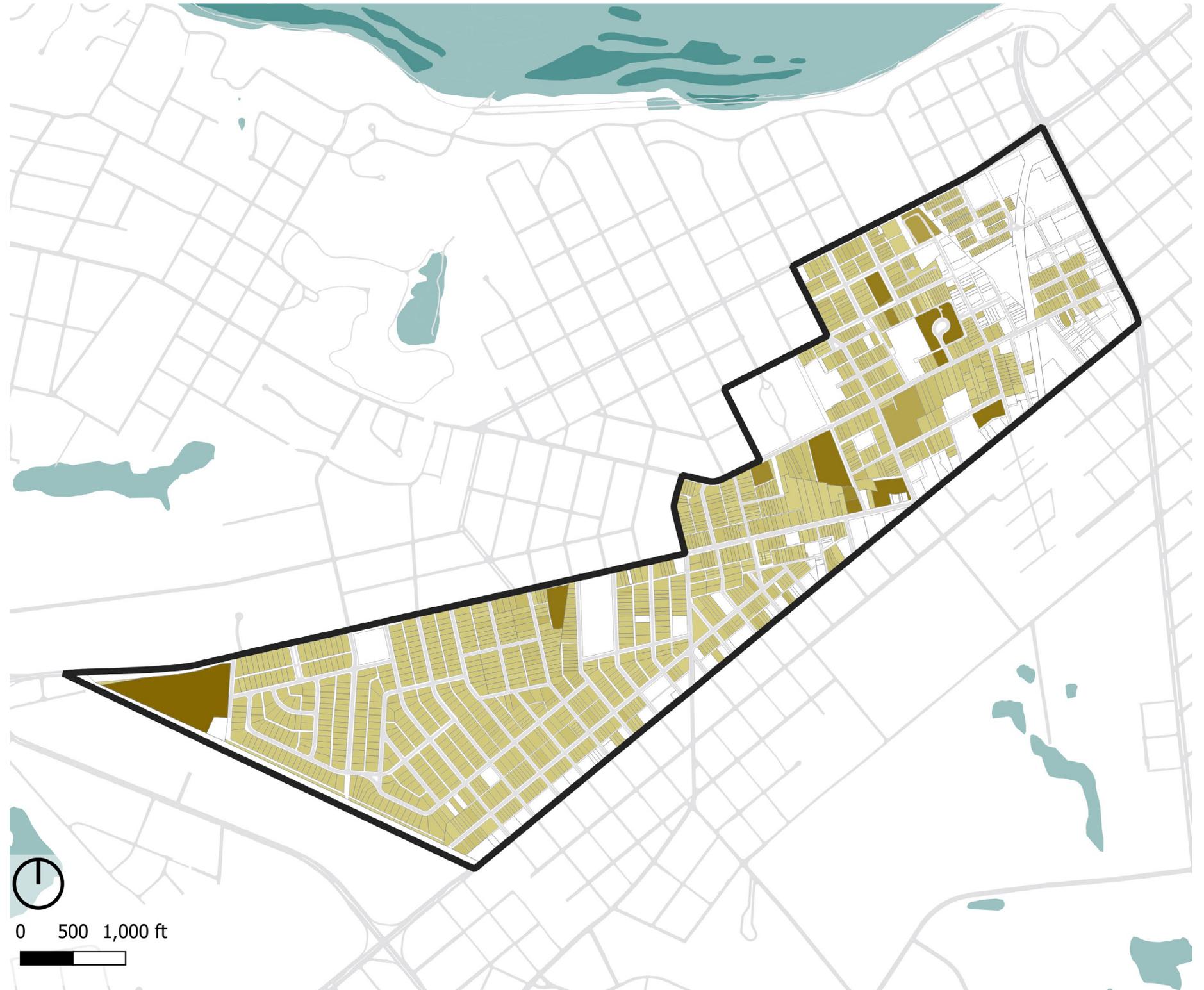


8. Swansboro / Swansboro West

RESIDENTIAL TYPOLOGY

Residential Parcel Typology

- 100+ Units
- 50+ Units
- 25-99 Units
- 10-50 Units
- 5-49 Units
- 1-10 Units
- Multi-Family
- Mixed Use
- Mobile Home Park
- Senior Living
- Four Family
- Three Family
- Two Family
- Two Story
- One Story
- Single Family

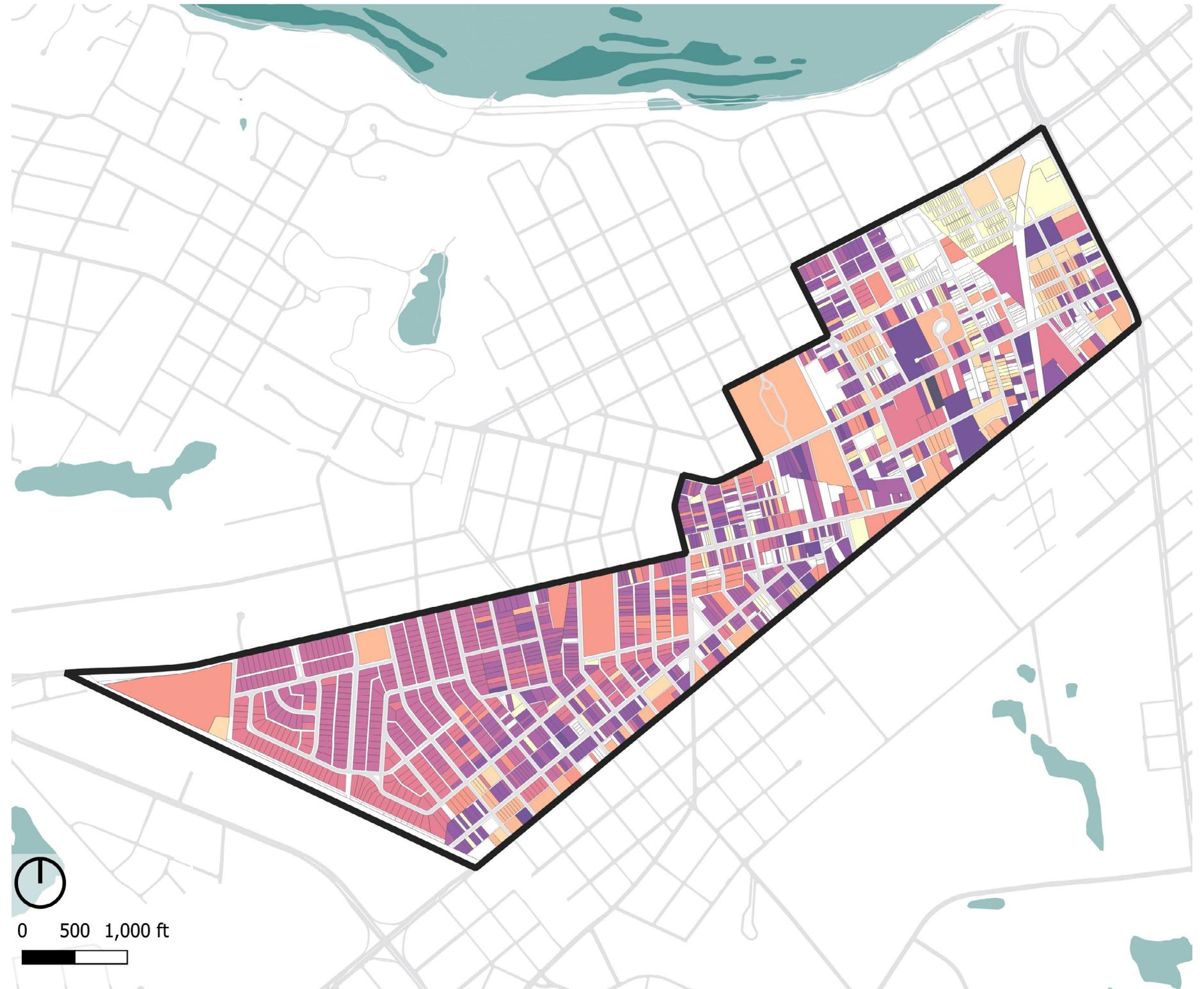
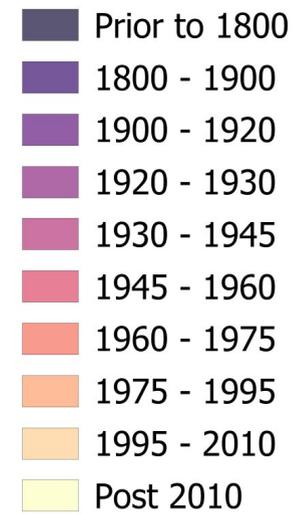


8. Swansboro / Swansboro West

HISTORIC PATTERN

Parcels by Year built

ASR Parcels by Year Built

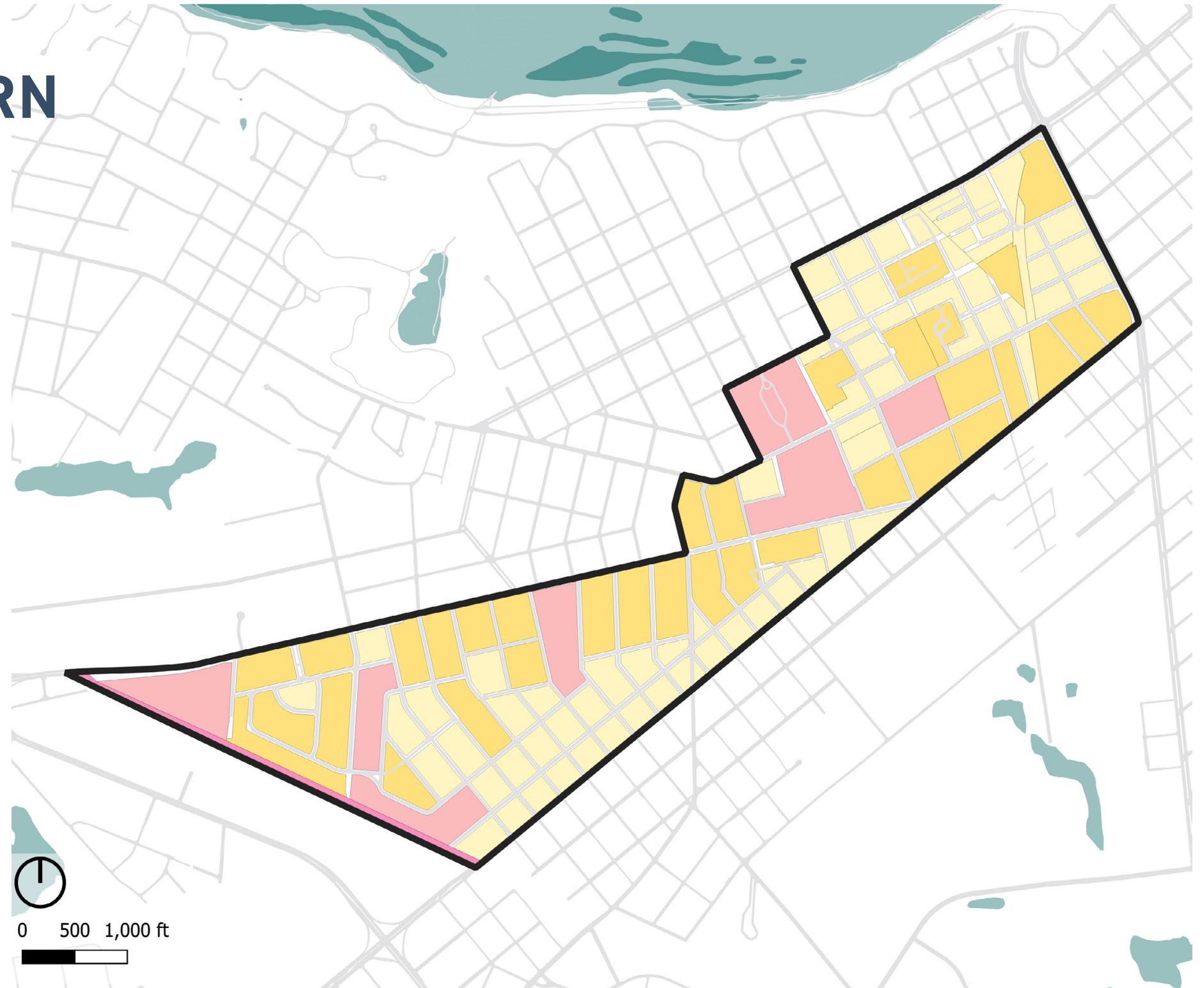
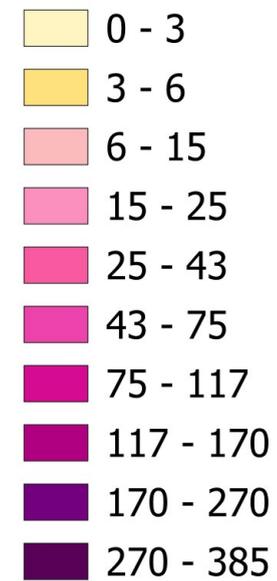


8. Swansboro / Swansboro West

URBAN FABRIC PATTERN

Blocks by size.

City Block Size (Acres)



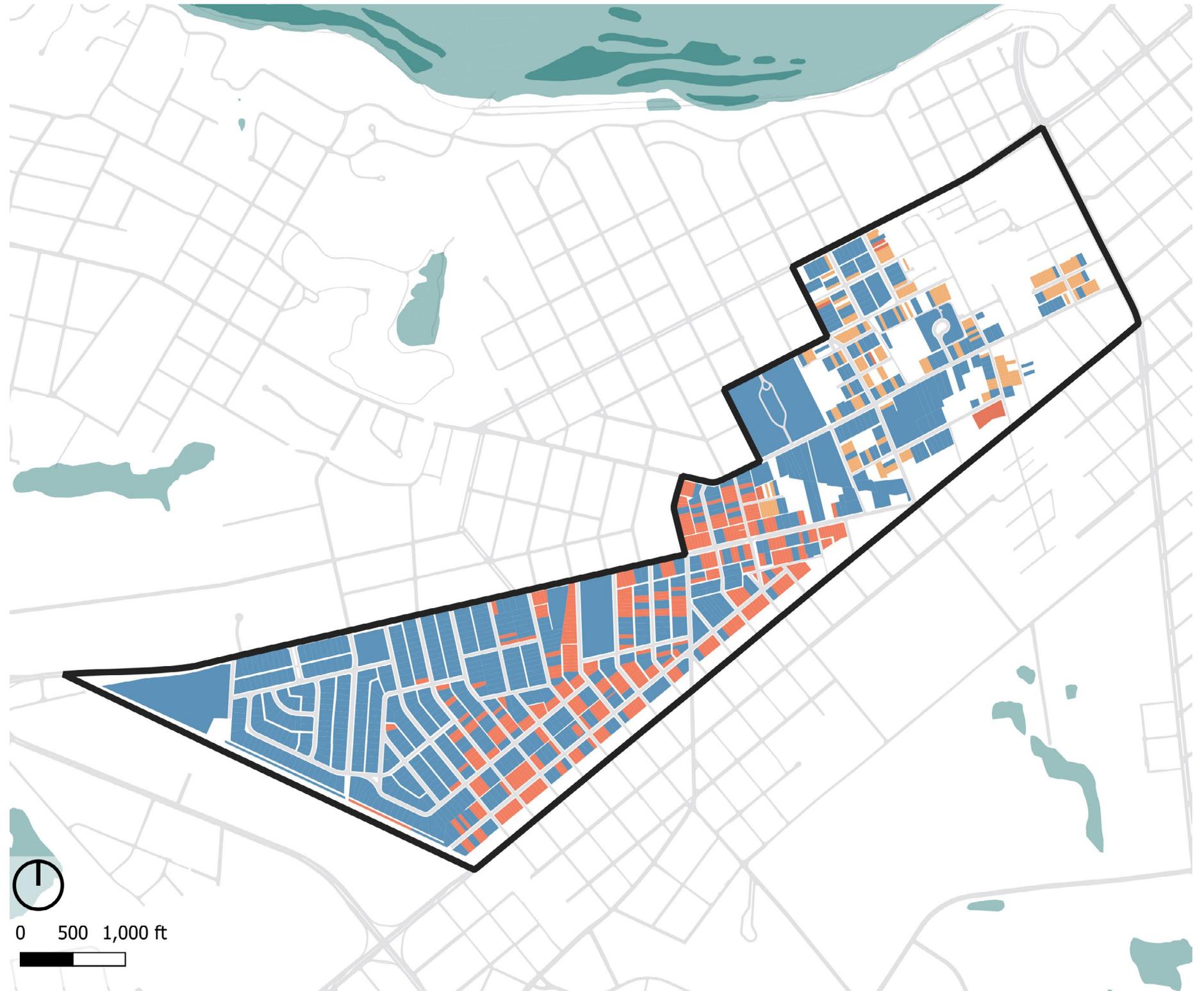
8. Swansboro / Swansboro West

PARCEL SIZE NONCONFORMITY

Parcels in yellow may or may not be conforming, depending if they are attached or detached.

Parcels in orange are smaller than the smallest allowable size in the zoning district.

-  Parcels larger than all lot size minimums
-  Parcels between lot size minimums
-  Parcels smaller than all lot size minimums

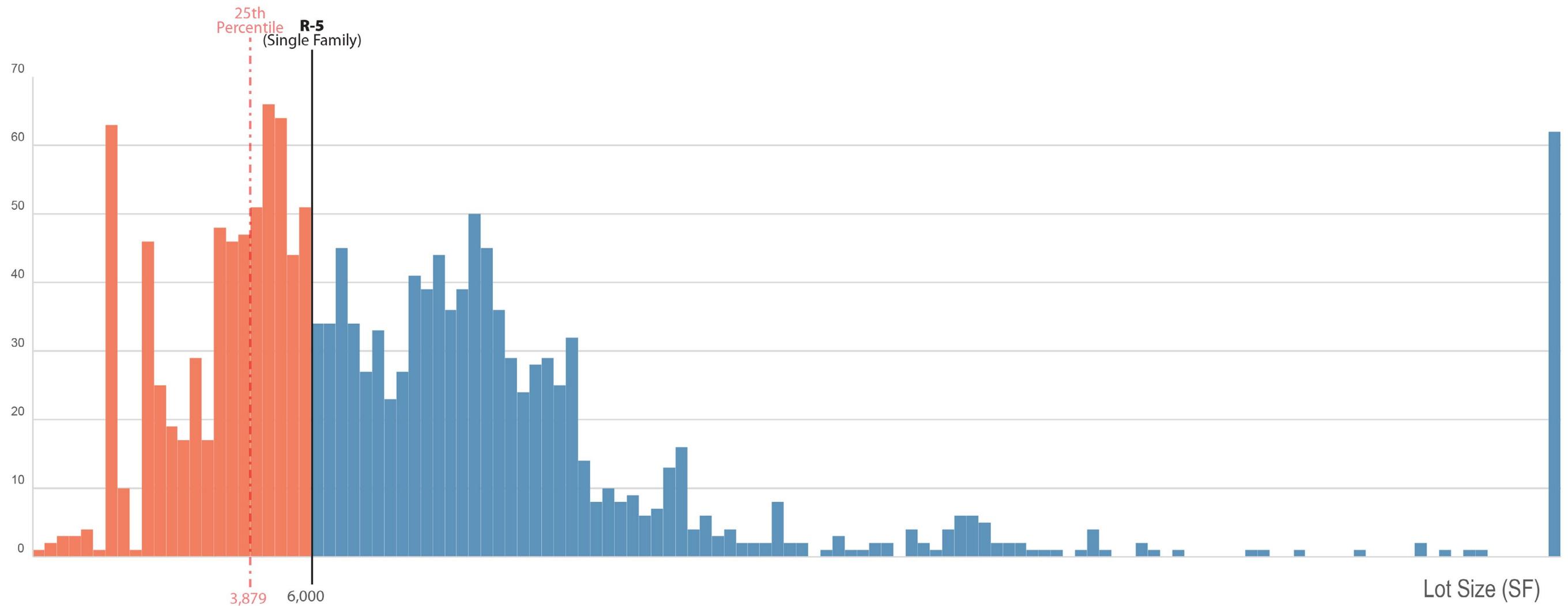


8. Swansboro / Swansboro West

PARCEL SIZE DISTRIBUTION

Distribution by parcel size for parcels within the R-5 district

Parcels in orange are smaller than the smallest allowable size in the zoning district.

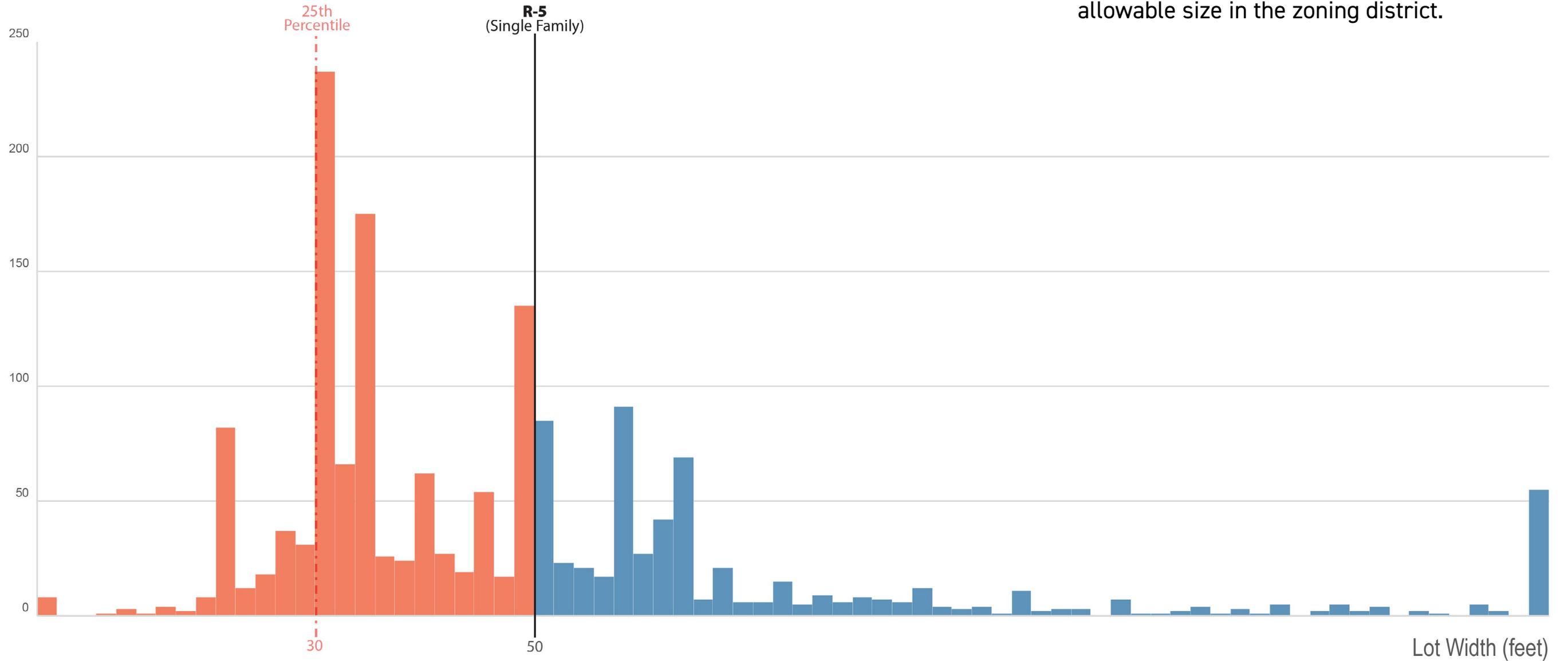


8. Swansboro / Swansboro West

PARCEL FRONTAGE DISTRIBUTION

Distribution by parcel width for parcels within the R-5 district

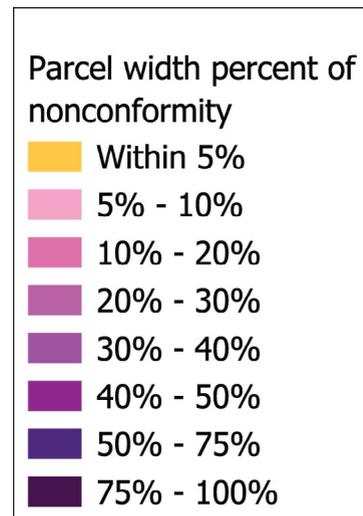
Parcels in orange are smaller than the smallest allowable size in the zoning district.



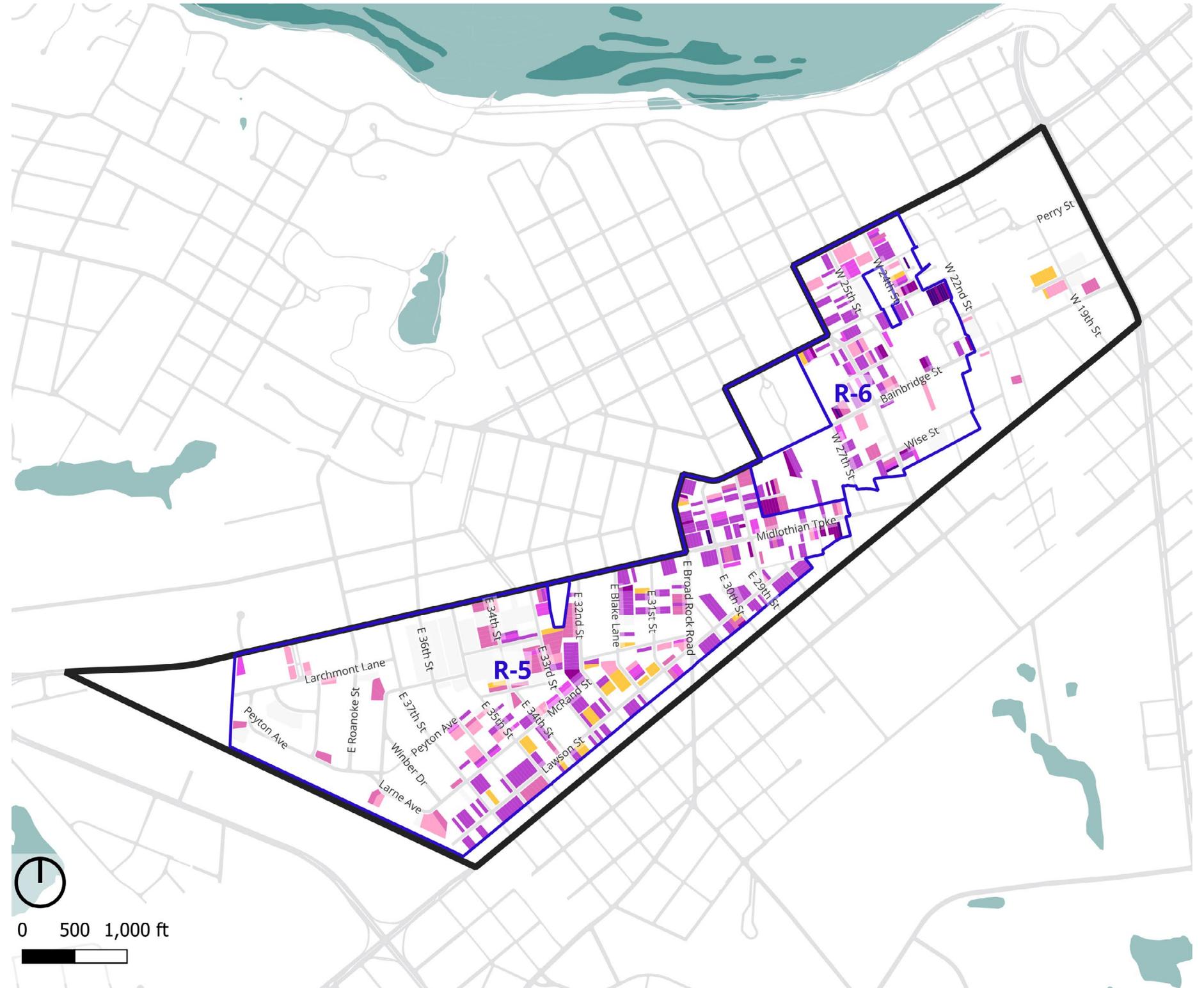
8. Swansboro / Swansboro West

PARCEL FRONTAGE

District	Property Type	Min Lot Width
R-5	SFD	50 ft
R-6	SFD	50 ft
R-6	SFA	16 ft
R-6	2FD or 2FA	50 ft



* The percentage of nonconformity was calculated using the required minimum for detached buildings.



8. Swansboro / Swansboro West

NONCONFORMITIES

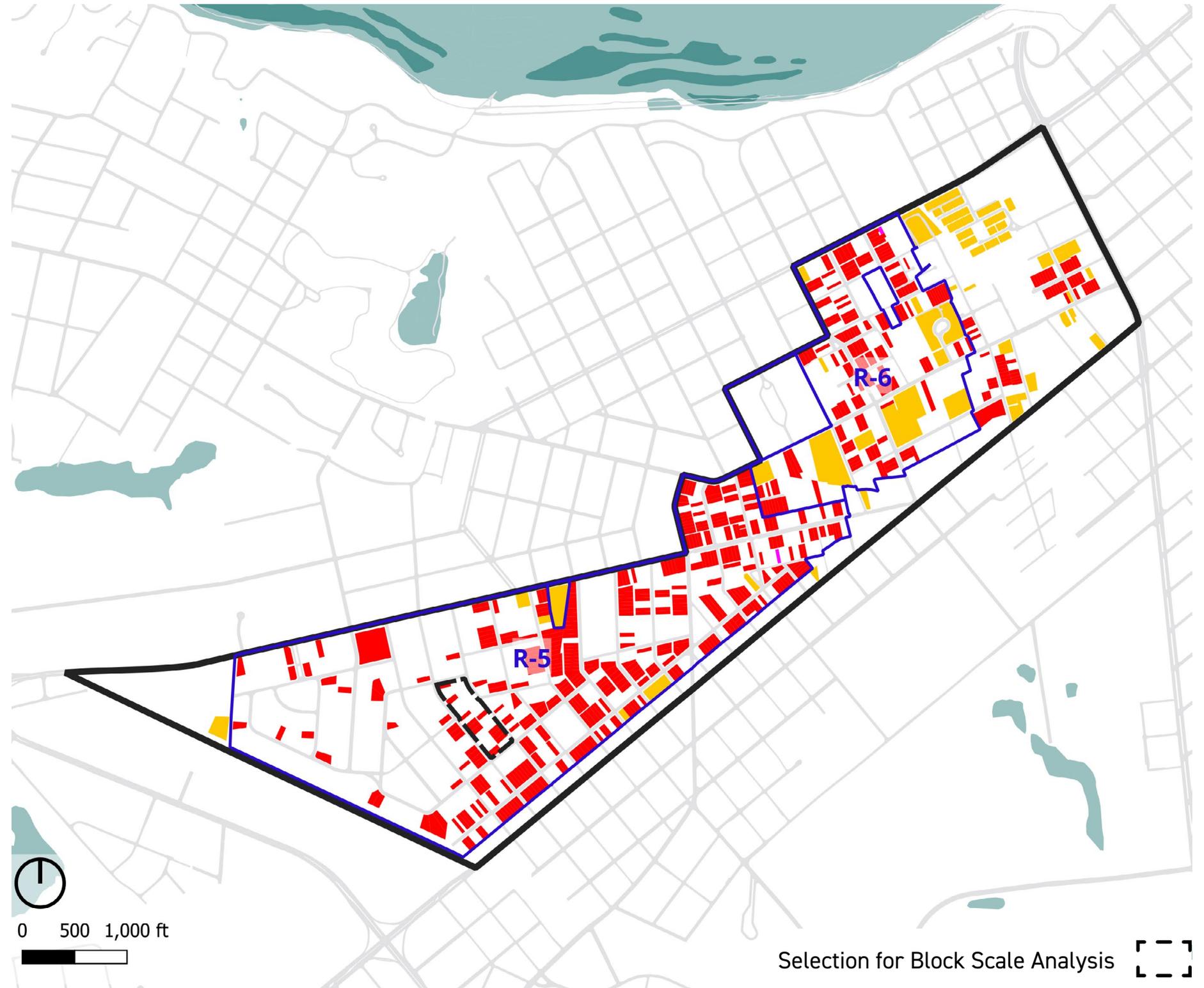
Up to **47%** of all parcels in Swansboro / Swansboro West are nonconforming based on lot size, lot coverage, building height, frontage, and/or use.

9% Due to Use

37% Due to Form

1% Due to Both

Predominantly zoned R-5 and R-6



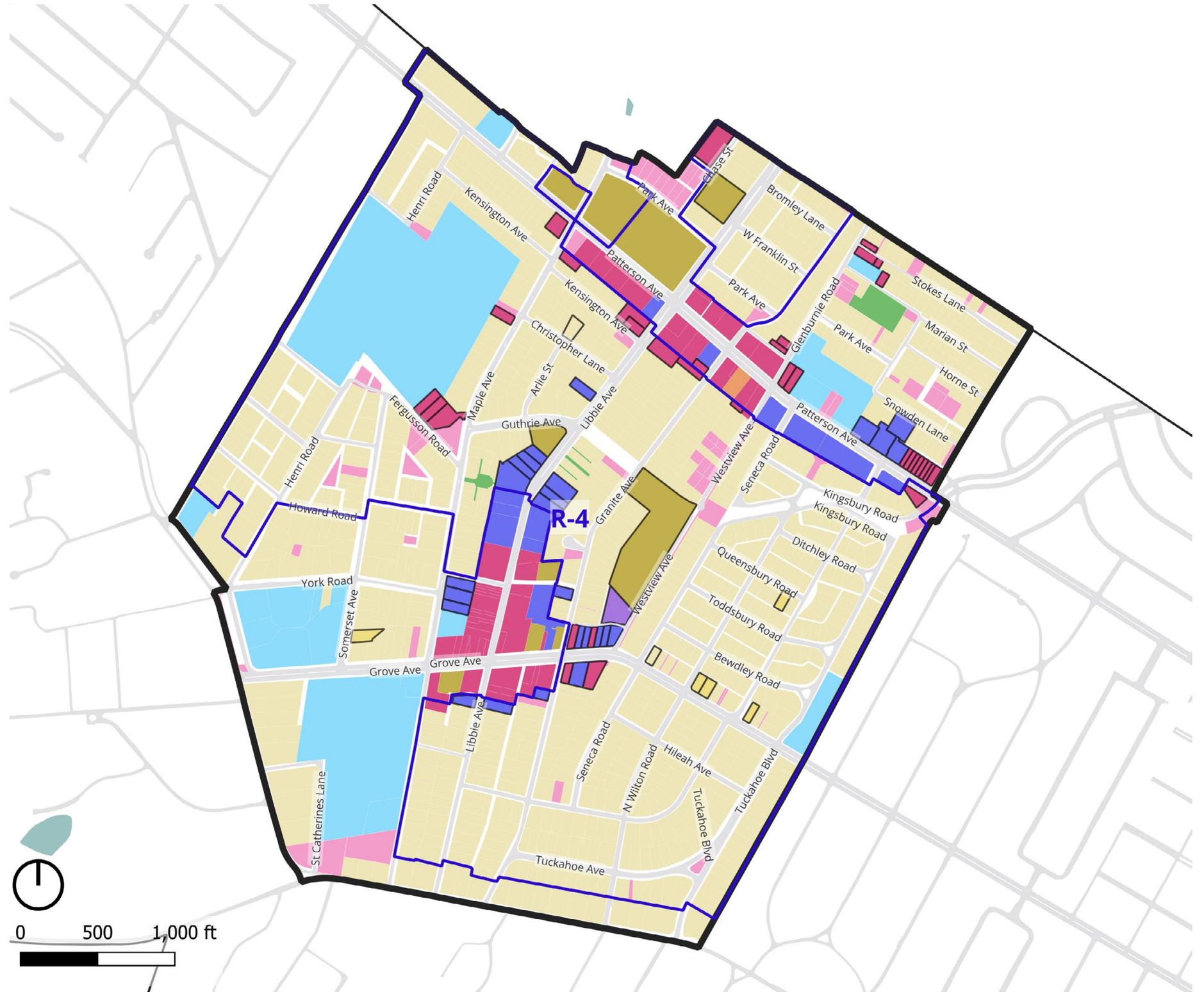
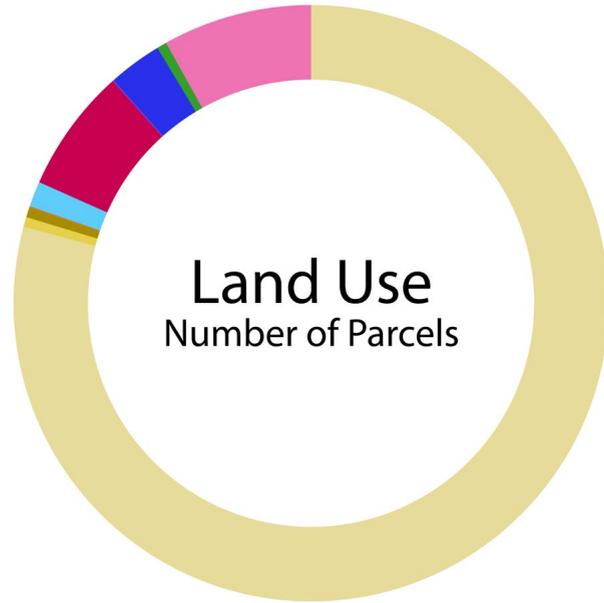
Selection for Block Scale Analysis [-]

9. THREE CHOPT / WESTHAMPTON



9. Three Chopt / Westhampton

LAND USE



9. Three Chopt / Westhampton

SPECIAL USE PERMITS

Special Use Permits (SUPs) by location within the neighborhood.

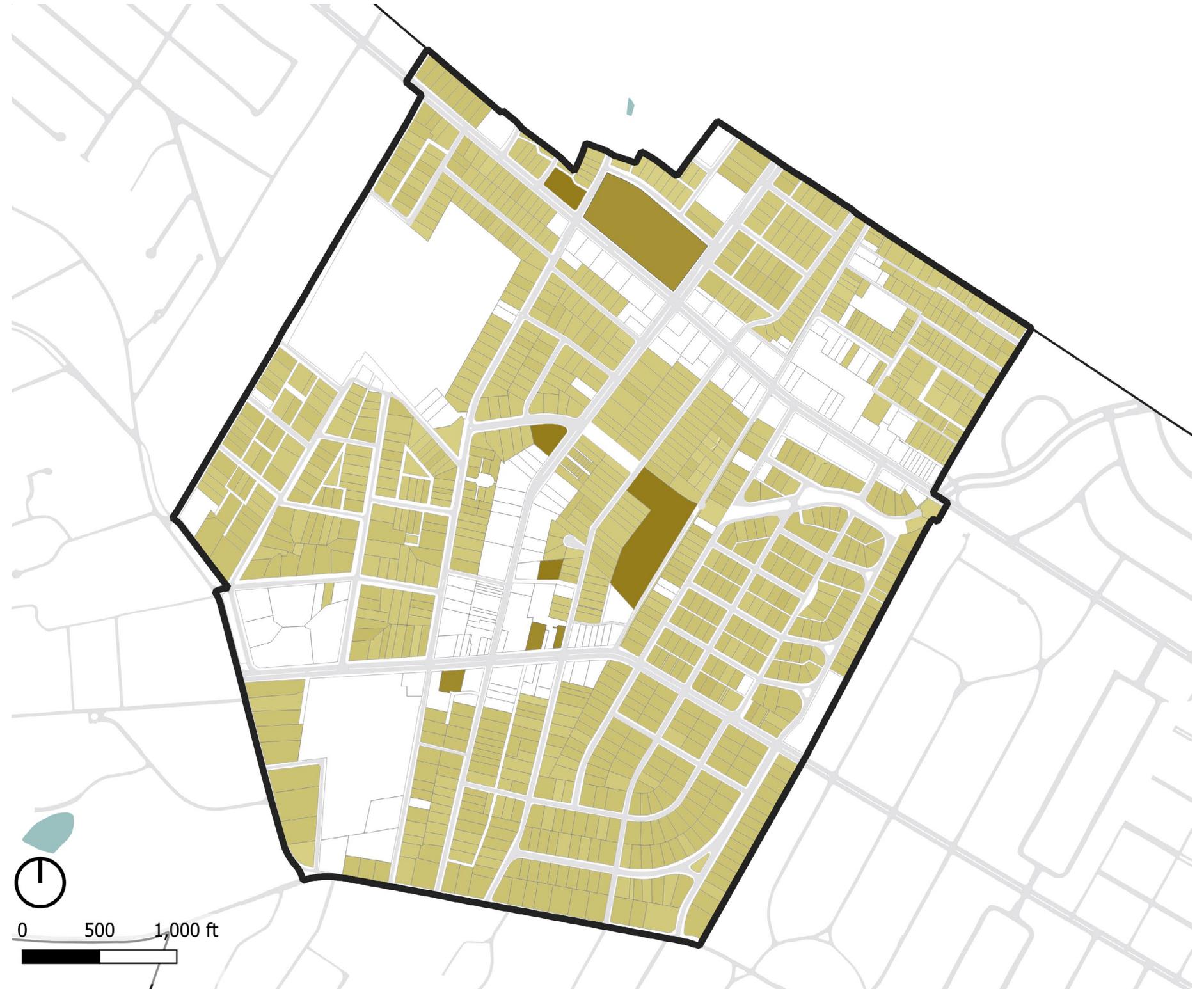


9. Three Chopt / Westhampton

RESIDENTIAL TYPOLOGY

Residential Parcel Typology

- 100+ Units
- 50+ Units
- 25-99 Units
- 10-50 Units
- 5-49 Units
- 1-10 Units
- Multi-Family
- Mixed Use
- Mobile Home Park
- Senior Living
- Four Family
- Three Family
- Two Family
- Two Story
- One Story
- Single Family

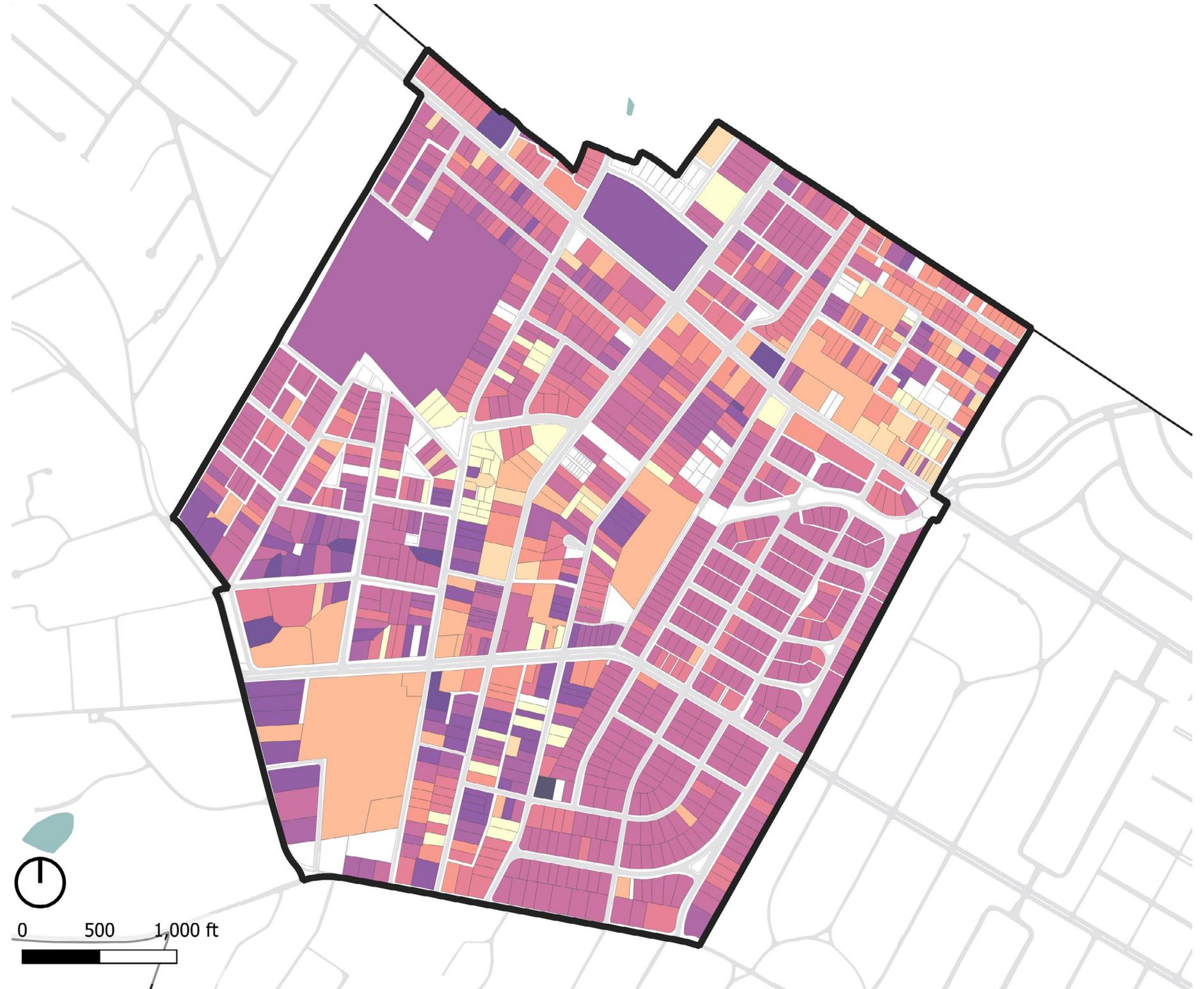
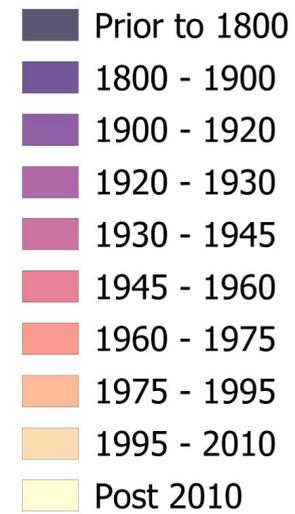


9. Three Chopt / Westhampton

HISTORIC PATTERN

Parcels by Year built

ASR Parcels by Year Built

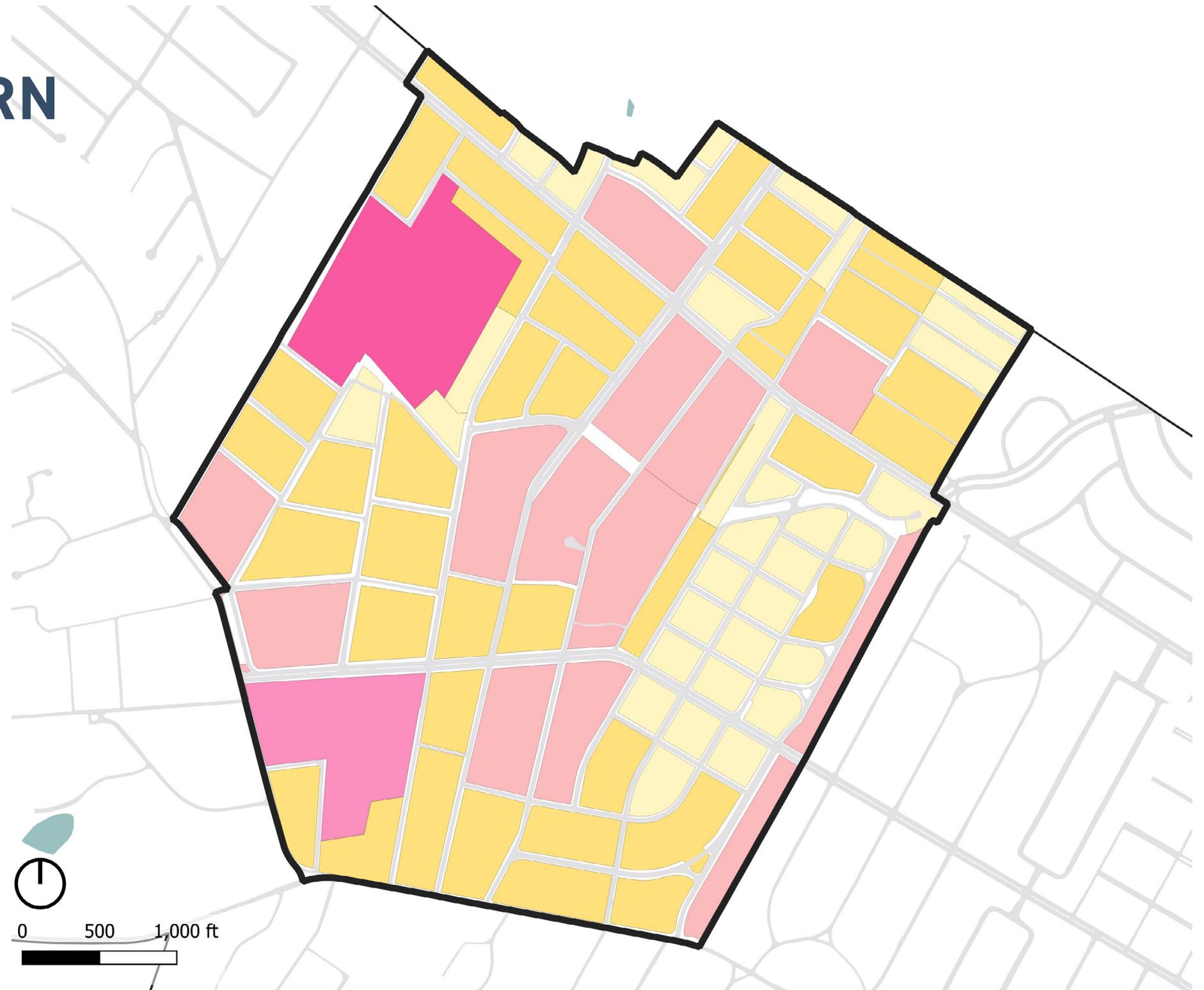
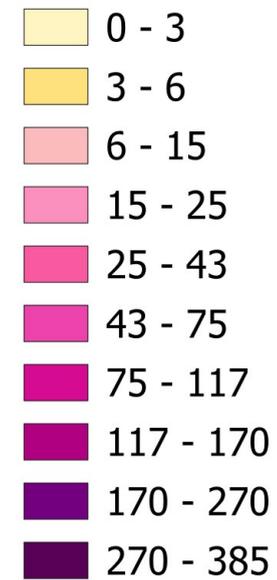


9. Three Chopt / Westhampton

URBAN FABRIC PATTERN

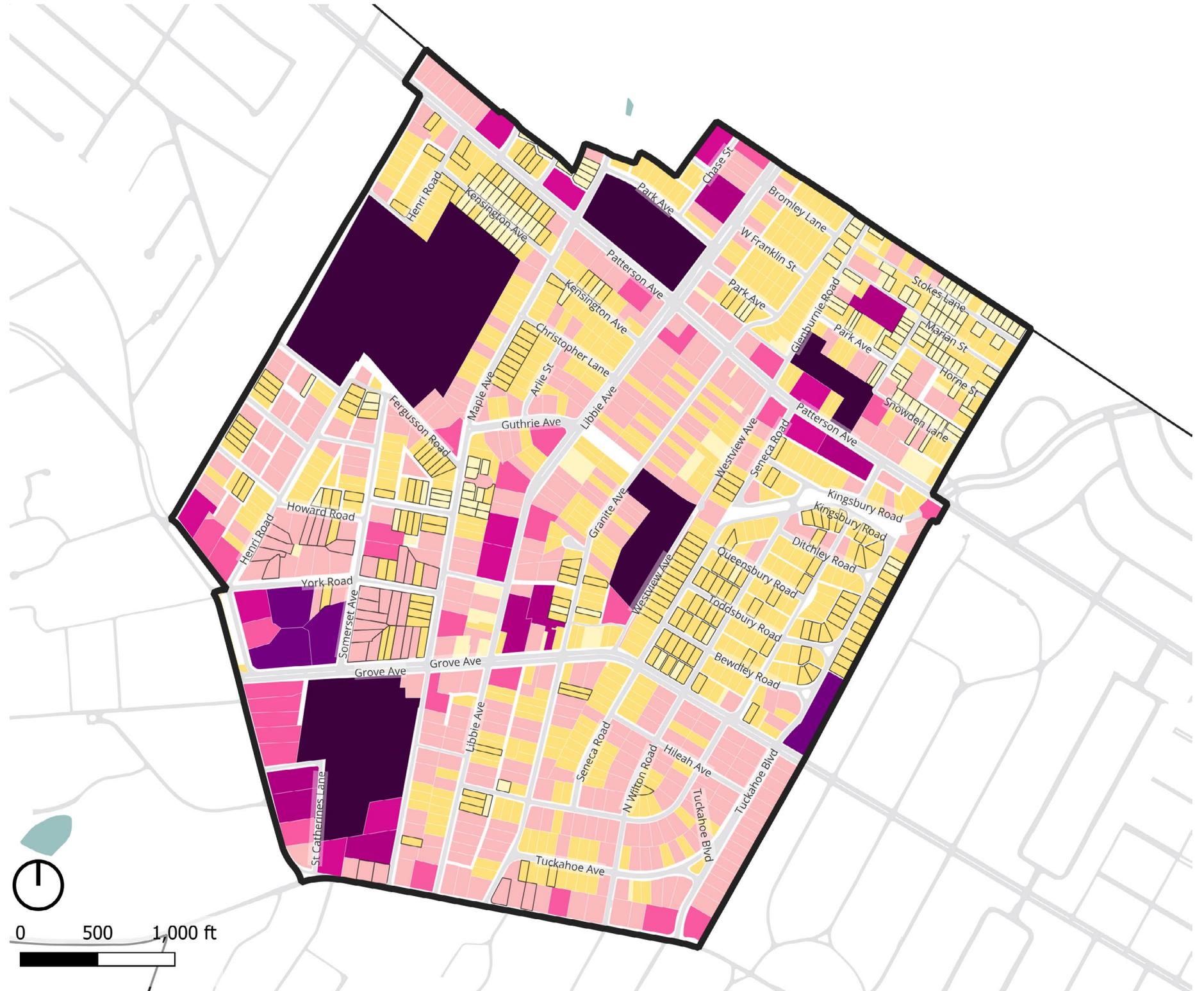
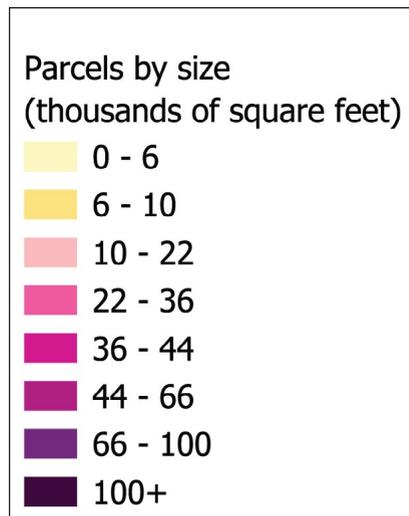
Blocks by size.

City Block Size (Acres)



9. Three Chopt / Westhampton

PARCEL SIZES



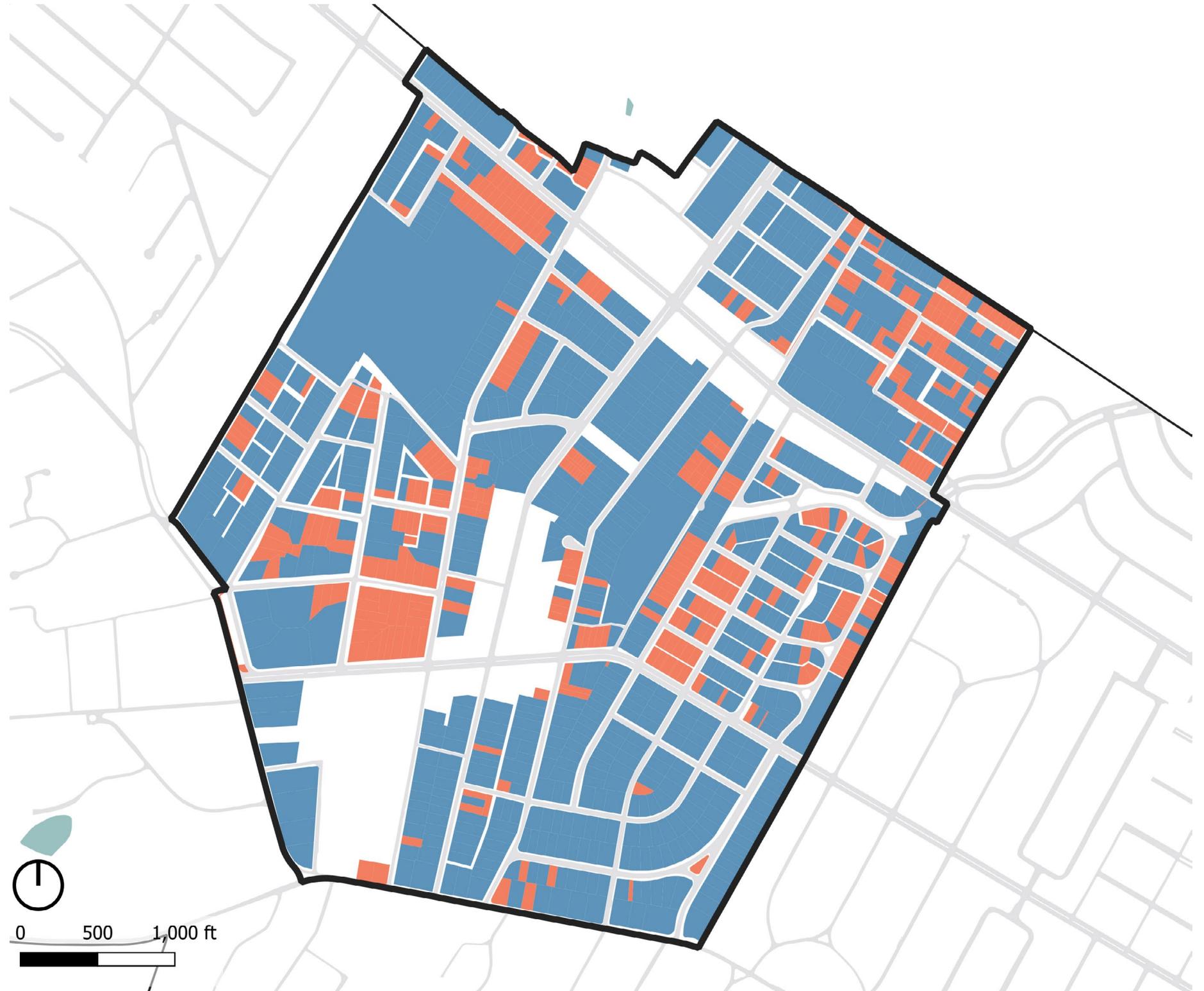
9. Three Chopt / Westhampton

PARCEL SIZE NONCONFORMITY

Parcels in yellow may or may not be conforming, depending if they are attached or detached.

Parcels in orange are smaller than the smallest allowable size in the zoning district.

-  Parcels larger than all lot size minimums
-  Parcels between lot size minimums
-  Parcels smaller than all lot size minimums

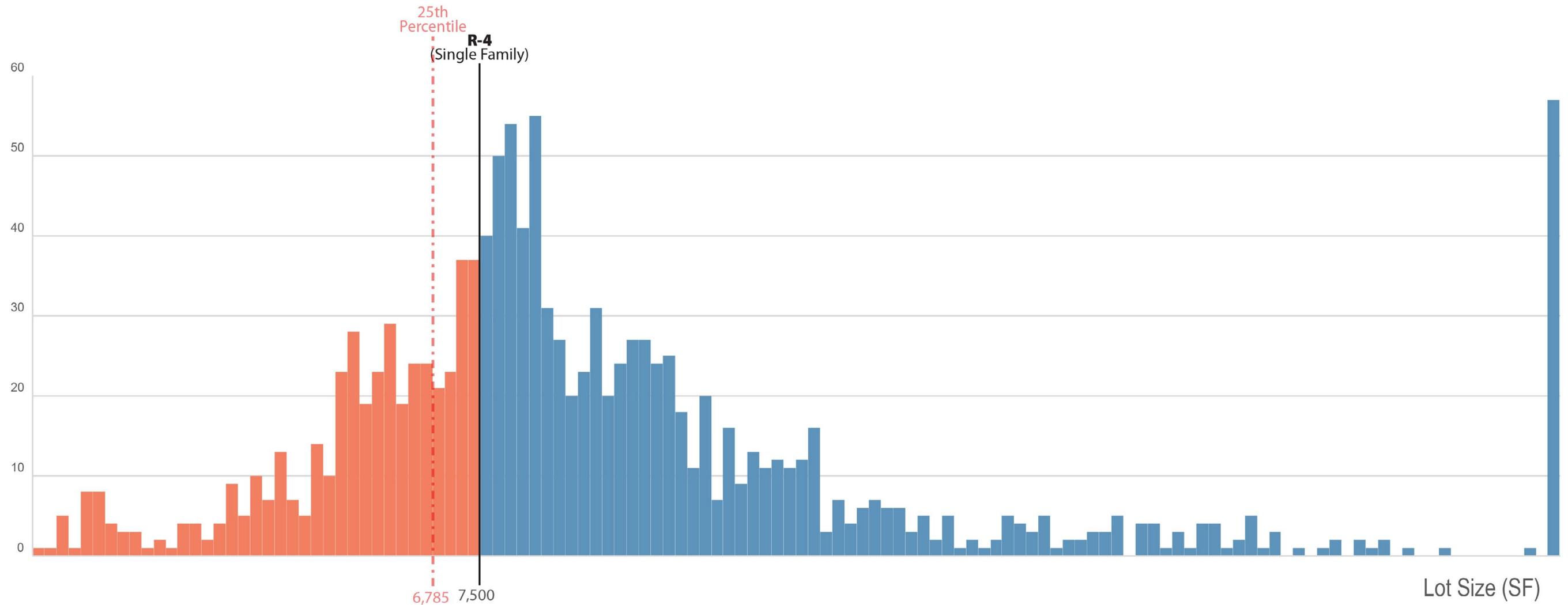


9. Three Chopt / Westhampton

PARCEL SIZE DISTRIBUTION

Distribution by parcel size for parcels within the R-4 district

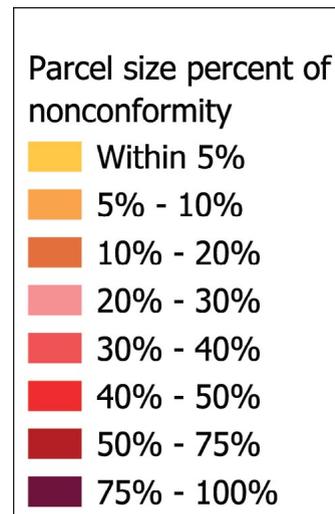
Parcels in orange are smaller than the smallest allowable size in the zoning district.



9. Three Chopt / Westhampton

PARCEL SIZE NONCONFORMITY

District	Property Type	Min Lot Size
R-4	SFD	7,500 sf
R-5	SFD	6,000 sf

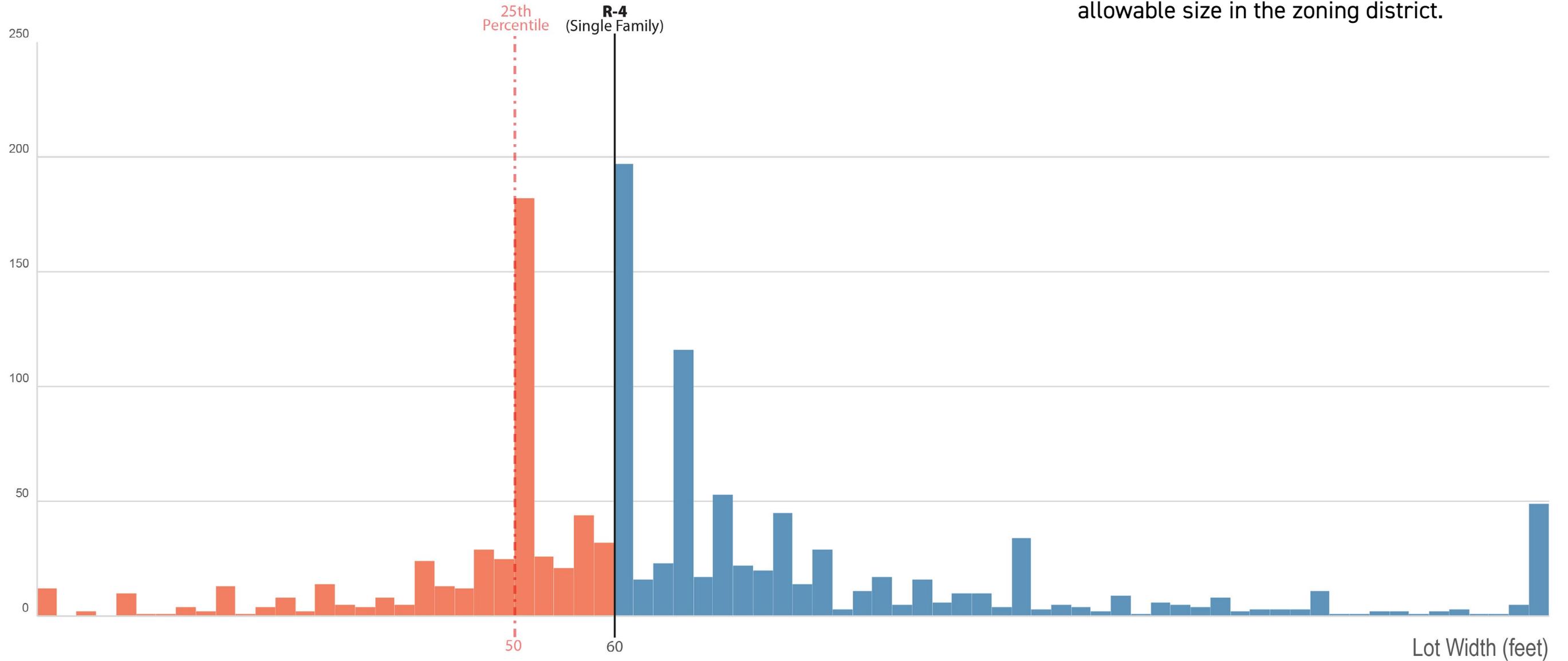


9. Three Chopt / Westhampton

PARCEL FRONTAGE DISTRIBUTION

Distribution by parcel width for parcels within the R-5 district

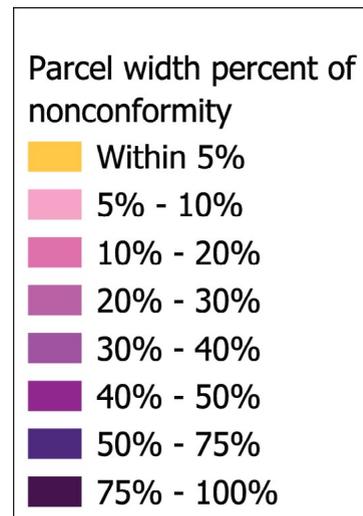
Parcels in orange are smaller than the smallest allowable size in the zoning district.



9. Three Chopt / Westhampton

PARCEL FRONTAGE

District	Property Type	Min Lot Width
R-4	SFD	60 ft
R-5	SFD	50 ft



9. Three Chopt / Westhampton

NONCONFORMITIES

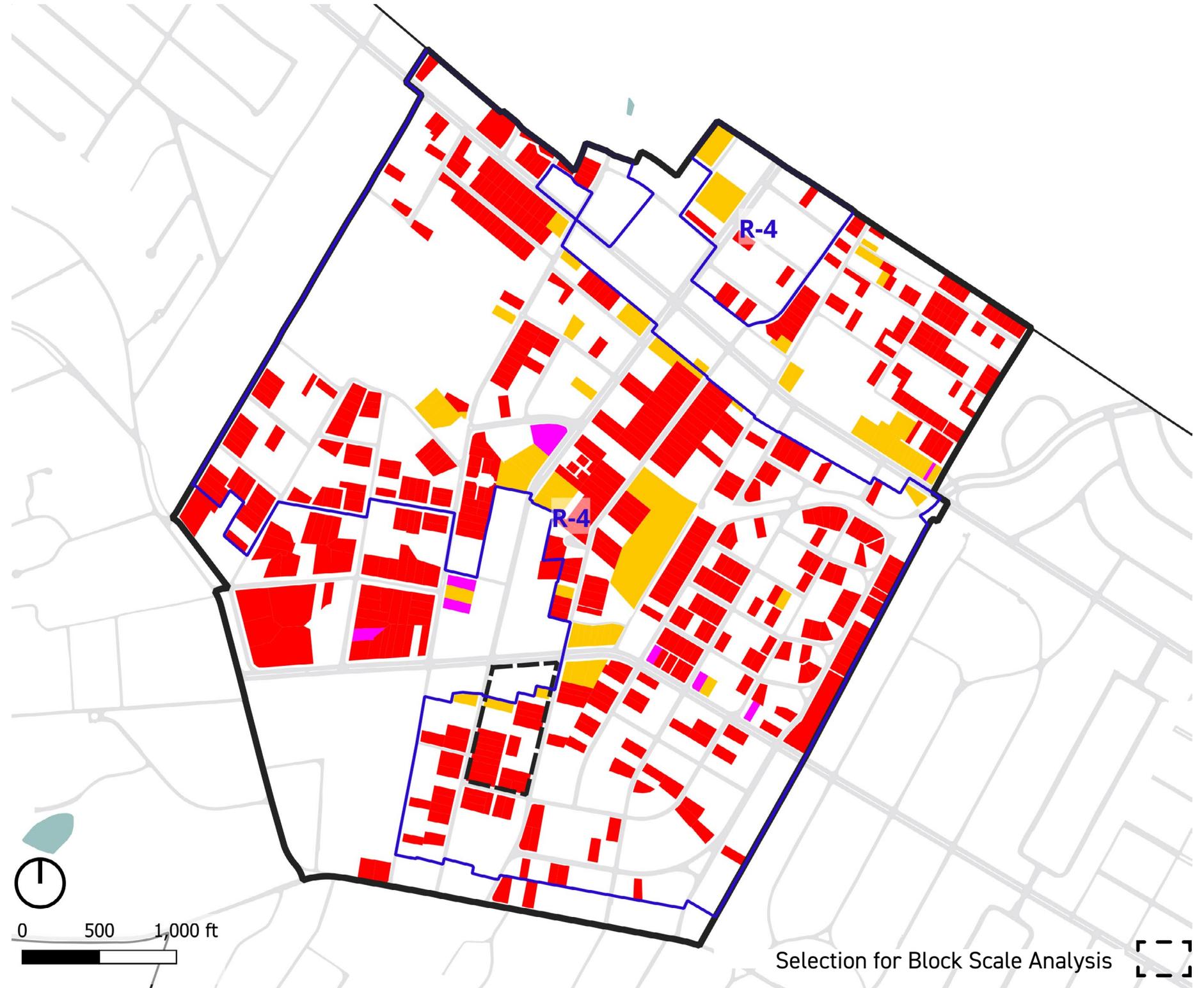
48% of all parcels in Three Chopt / Westhampton are nonconforming based on lot size, lot coverage, building height, frontage, and/or use.

4% Due to Use

43% Due to Form

1% Due to Both

Predominantly zoned R-4

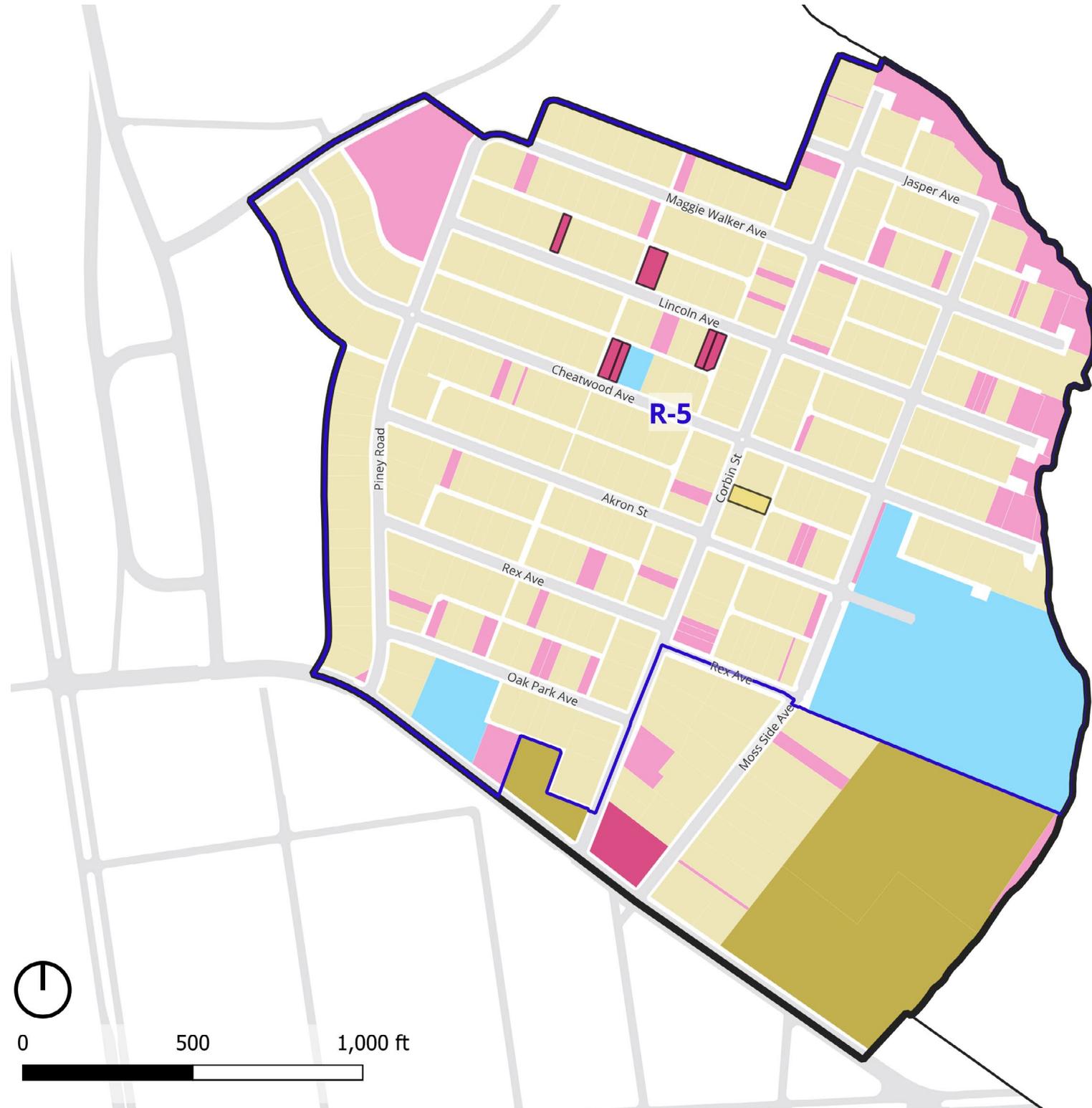
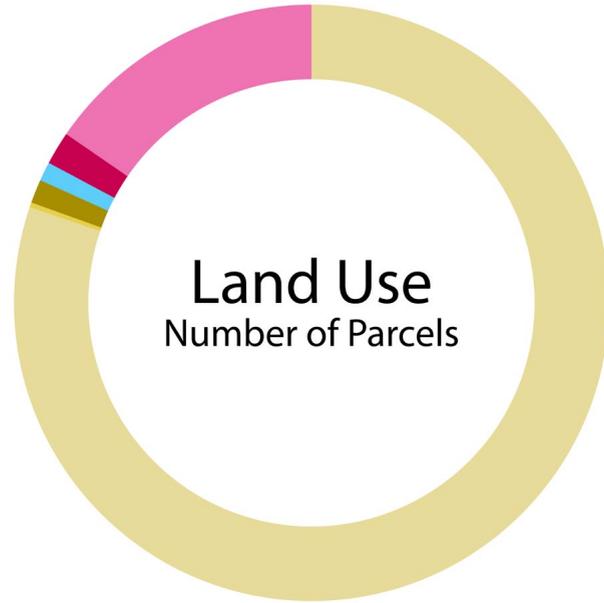


10. WASHINGTON PARK



10. Washington Park

LAND USE



10. Washington Park

CURRENT ZONING

Zoning Districts

	B-1 Neighborhood Business
	B-2 Community Business
	B-3 General Business
	B-4 Central Business
	B-5 Central Business
	B-6 Mixed-Use Business
	B-7 Mixed-Use Business
	I Institutional
	M-1 Light Industrial
	M-2 Heavy Industrial
	R-2 Single-family residential
	R-4 Single-family residential
	R-5 Single-family residential
	R-6 Single-family attached residential
	R-7 Single- and two-family urban residential
	R-8 Urban residential
	R-48 Multifamily residential
	R-53 Multifamily residential
	R-63 Multifamily urban residential
	R-73 Multifamily residential
	RO-2 Residential Office
	RO-3 Residential Office
	UB Urban Business
	UB-2 Urban Business
	TOD-1 Transit-Oriented Nodal



10. Washington Park

SPECIAL USE PERMITS

Special Use Permits (SUPs) by location within the neighborhood.



10. Washington Park

RESIDENTIAL TYPOLOGY

Residential Parcel Typology

- 100+ Units
- 50+ Units
- 25-99 Units
- 10-50 Units
- 5-49 Units
- 1-10 Units
- Multi-Family
- Mixed Use
- Mobile Home Park
- Senior Living
- Four Family
- Three Family
- Two Family
- Two Story
- One Story
- Single Family

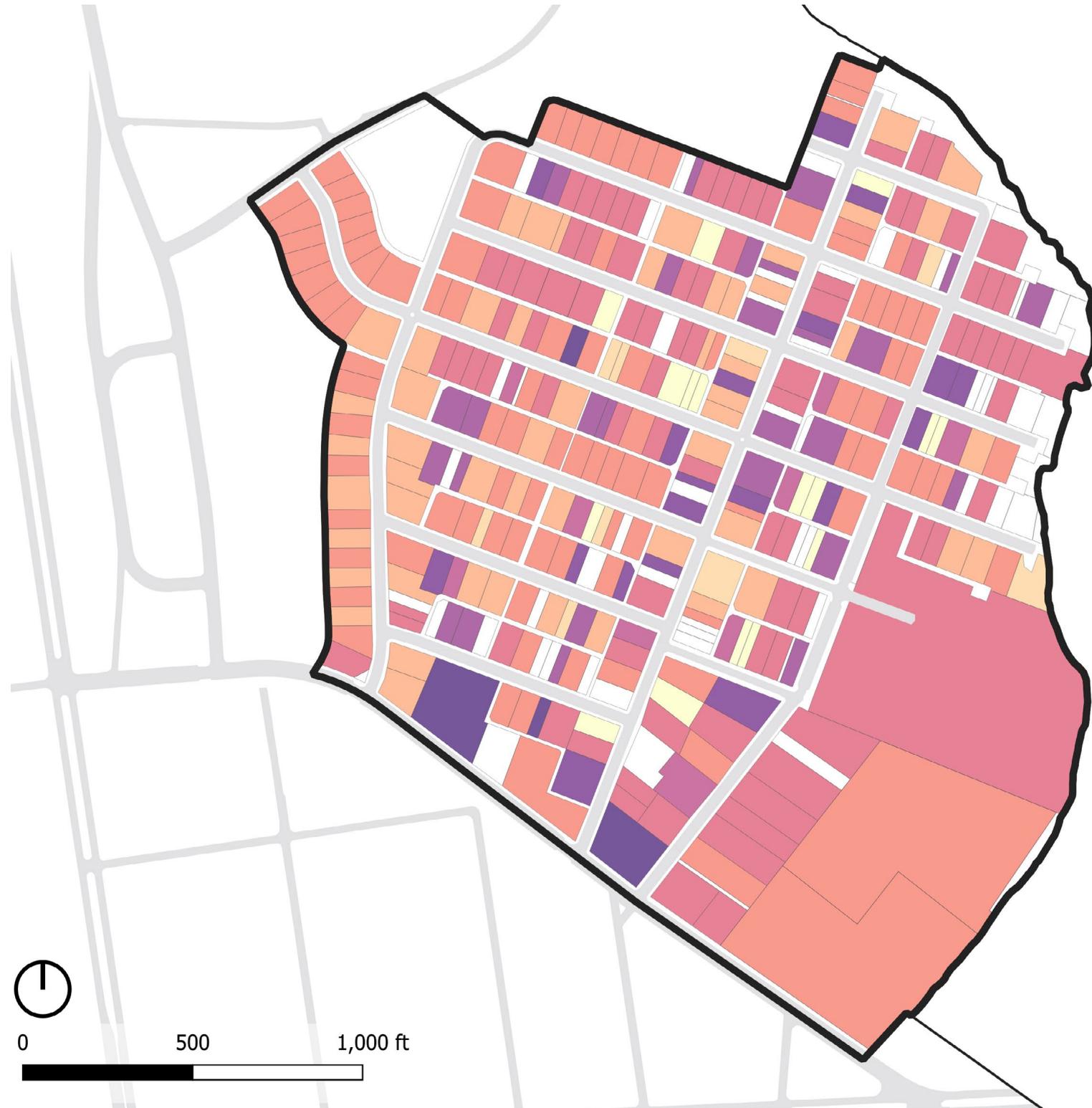
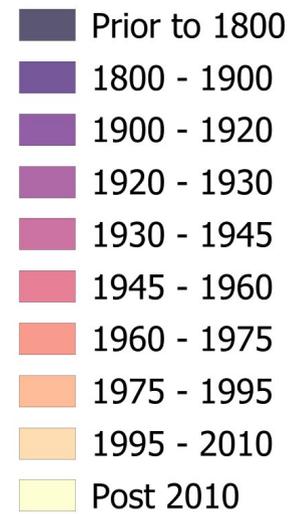


10. Washington Park

HISTORIC PATTERN

Parcels by Year built

ASR Parcels by Year Built

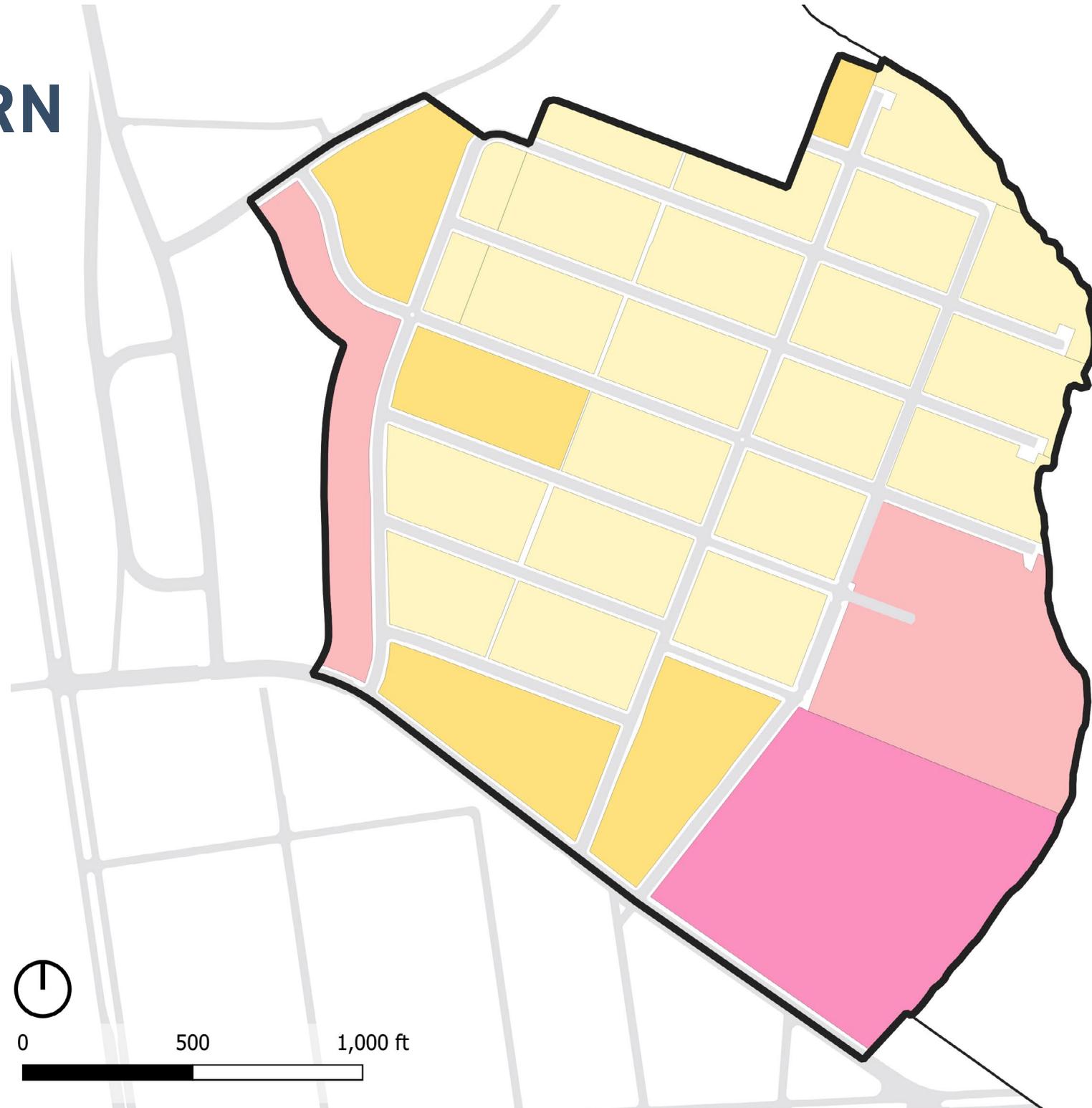
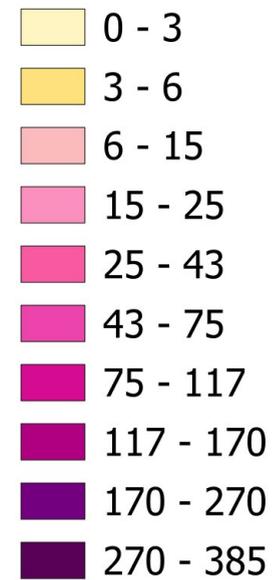


10. Washington Park

URBAN FABRIC PATTERN

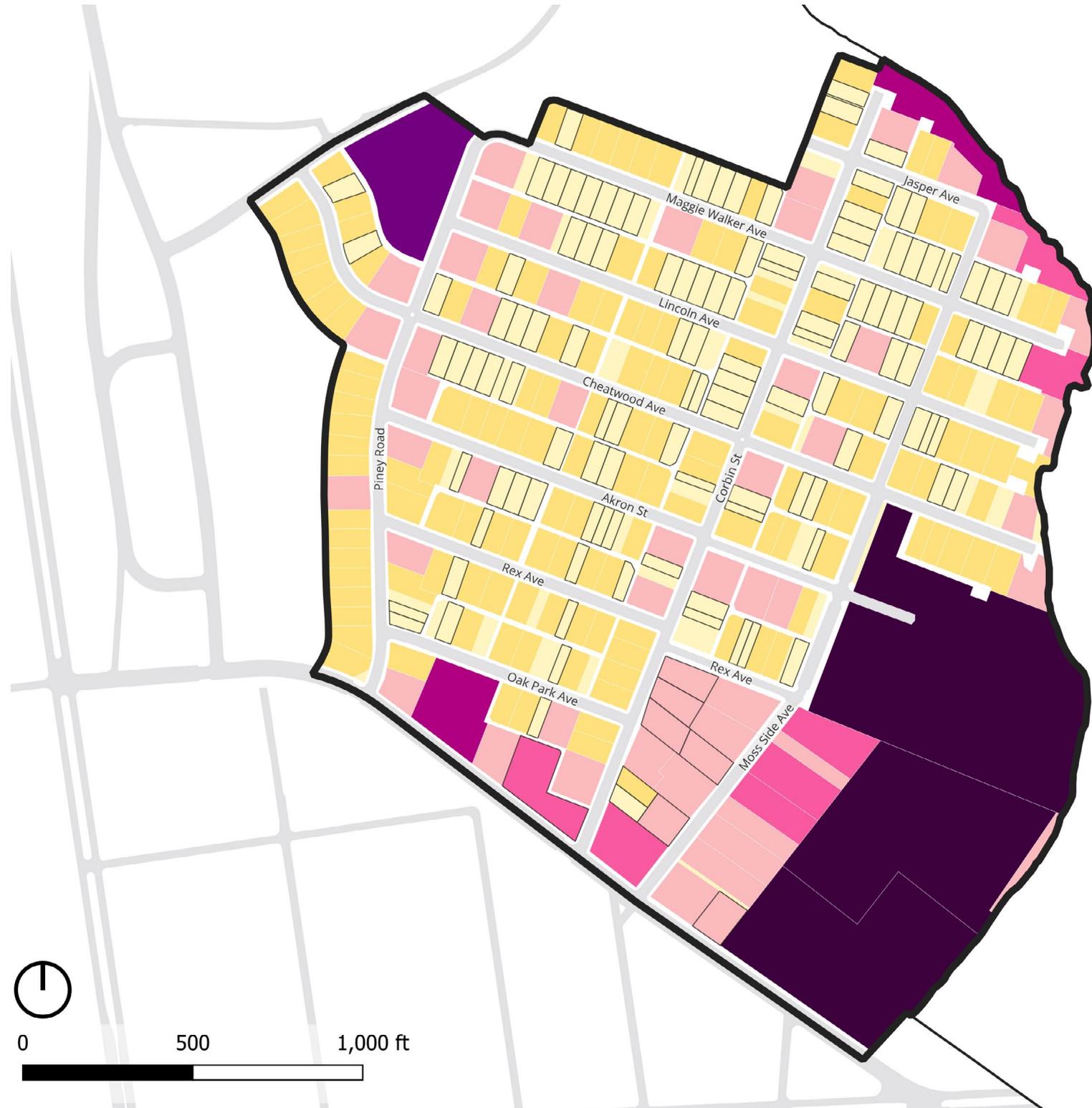
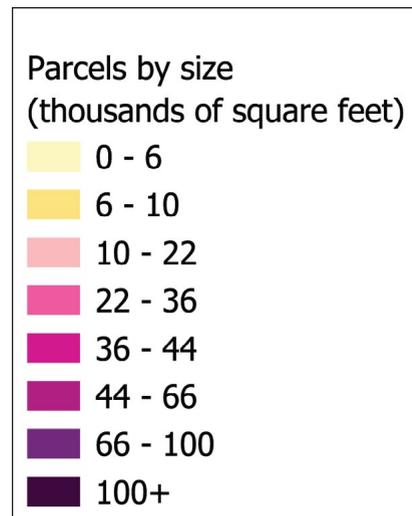
Blocks by size.

City Block Size (Acres)



10. Washington Park

PARCEL SIZES



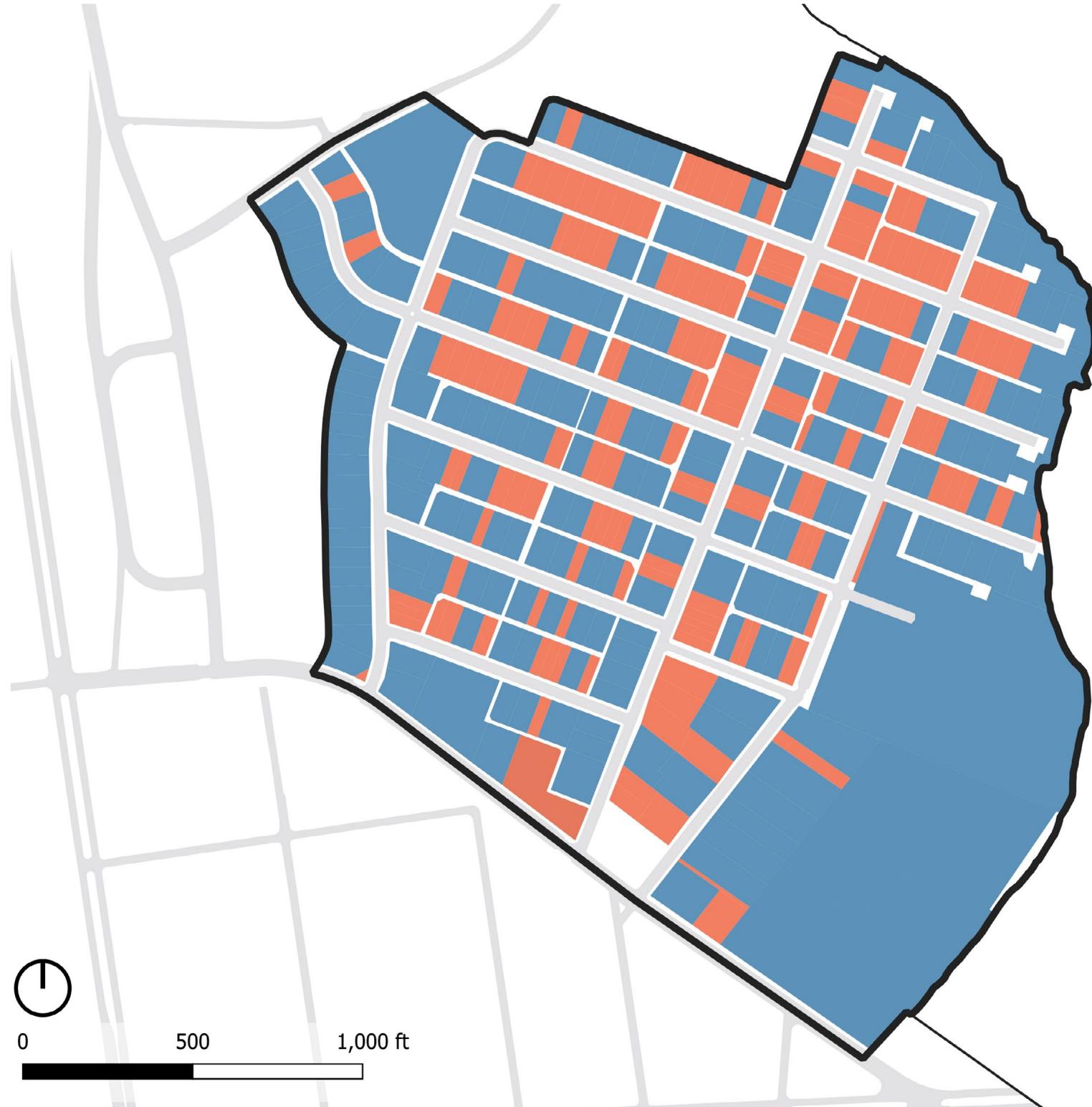
10. Washington Park

PARCEL SIZE NONCONFORMITY

Parcels in yellow may or may not be conforming, depending if they are attached or detached.

Parcels in orange are smaller than the smallest allowable size in the zoning district.

- Parcels larger than all lot size minimums
- Parcels between lot size minimums
- Parcels smaller than all lot size minimums

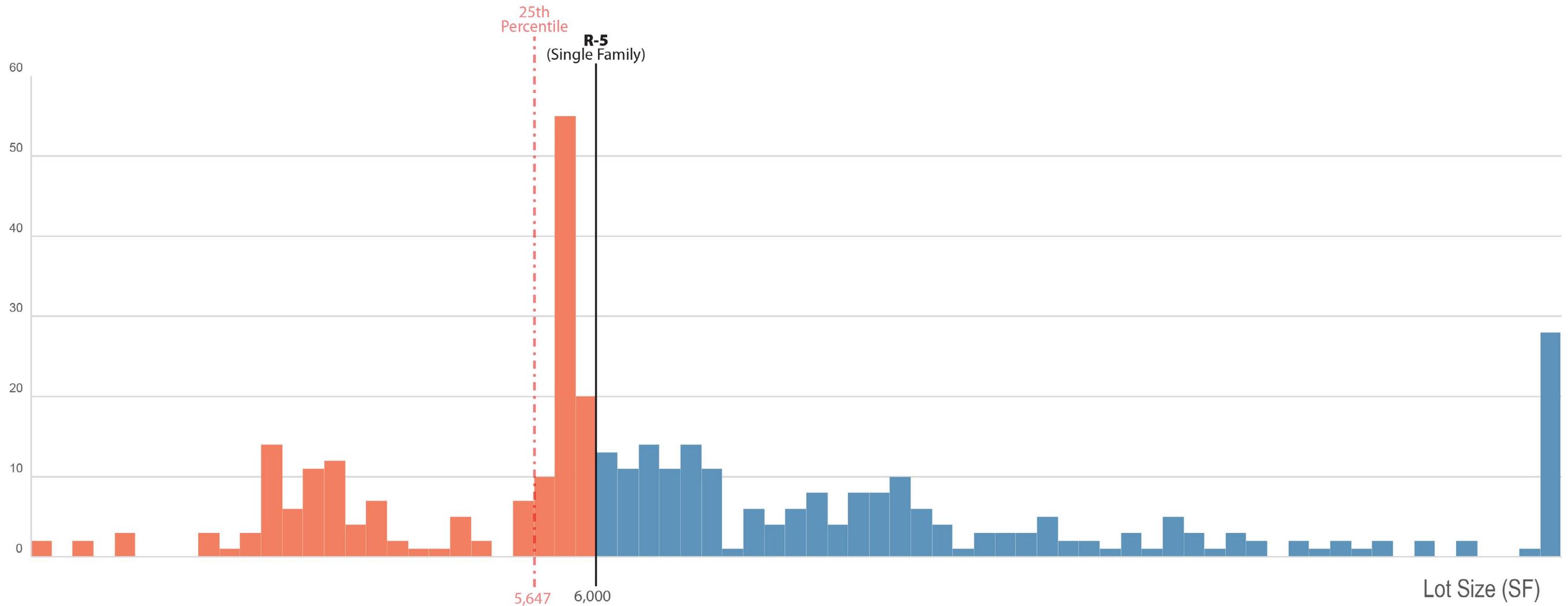


10. Washington Park

PARCEL SIZE DISTRIBUTION

Distribution by parcel size for parcels within the R-5 district

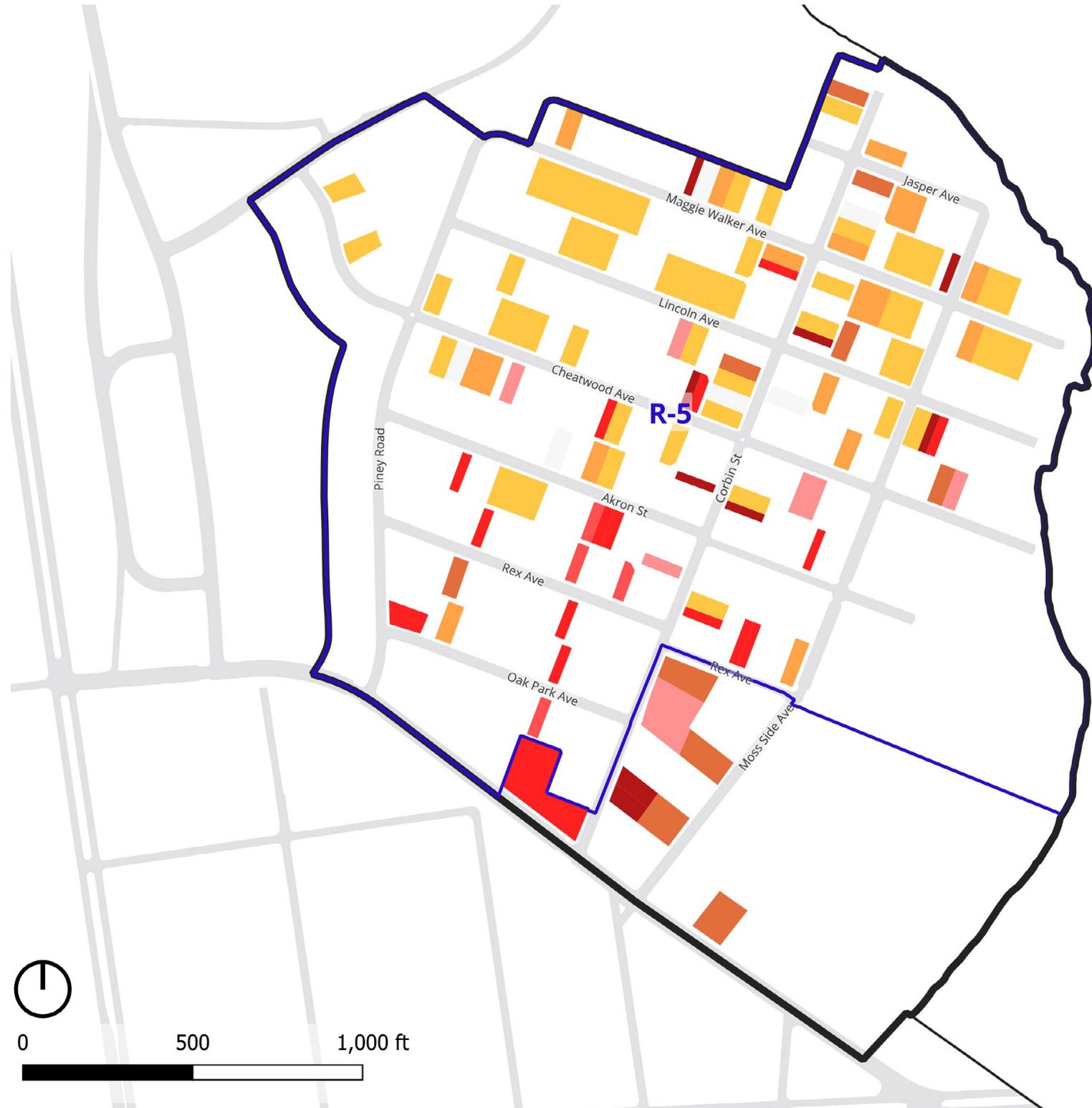
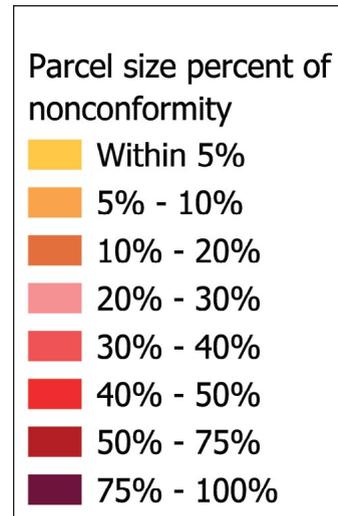
Parcels in orange are smaller than the smallest allowable size in the zoning district.



10. Washington Park

PARCEL SIZE NONCONFORMITY

District	Property Type	Min Lot Size
R-5	SFD	6,000 sf

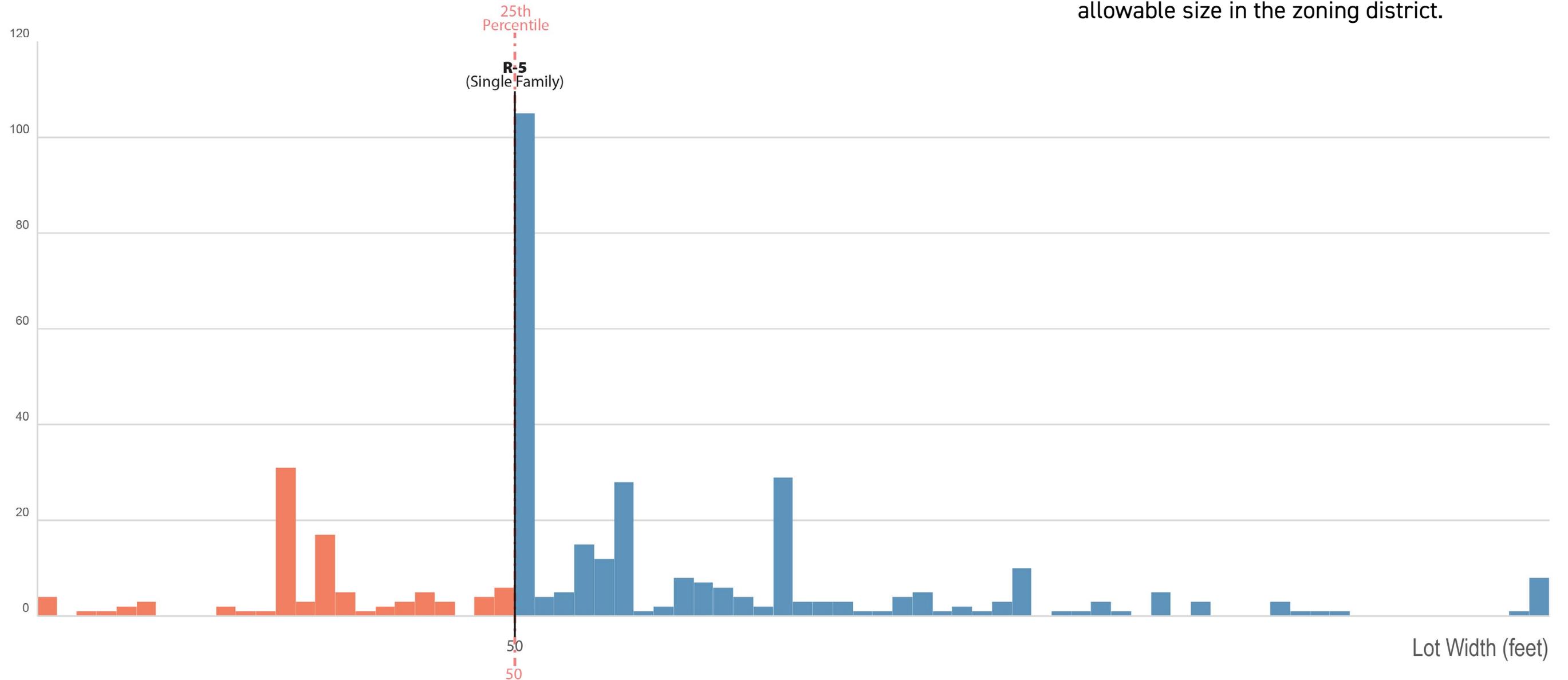


10. Washington Park

PARCEL FRONTAGE DISTRIBUTION

Distribution by parcel width for parcels within the R-5 district

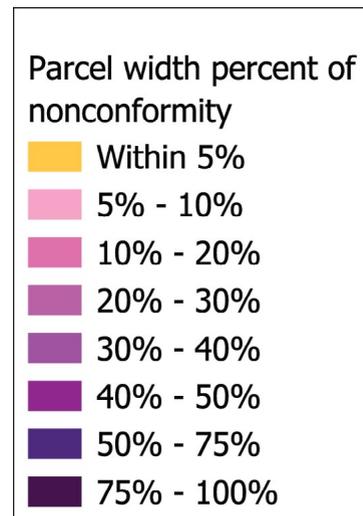
Parcels in orange are smaller than the smallest allowable size in the zoning district.



10. Washington Park

PARCEL FRONTAGE

District	Property Type	Min Lot Width
R-5	SFD	50 ft



10. Washington Park

NONCONFORMITIES

37% of all parcels in Washington Park are nonconforming based on lot size, lot coverage, building height, frontage, and/or use.

- 1% Due to Use
- 35% Due to Form
- 1% Due to Both

Predominantly zoned R-5

