Project Overview/Timeline

- 2013 Downtown Gateway Project
- November – public hearings
  - Citizen feedback
- Grant Funding
- Inventory
- Neighborhood Session – April 23rd
- Analysis
- Neighborhood Session – June 2nd
- Analysis
- Neighborhood Session – July 16th
Project Goals

• Promote citizen participation in Planning
• Respect and support the heritage of the neighborhood
• Promote context sensitive development
<table>
<thead>
<tr>
<th>Heritage</th>
<th>Historic District</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Advisory</td>
<td>• Regulatory</td>
</tr>
<tr>
<td>• Promote character of homes/neighborhood</td>
<td>• Council must set up a design review board</td>
</tr>
<tr>
<td>• Guides change, reuse and reinvestment in the neighborhood</td>
<td>• Board creates a district that is laid out and separate and distinct from other neighborhoods</td>
</tr>
<tr>
<td>• Promotes adaptive reuse of existing structures for residential uses in a manner that also protects their historical and architectural character</td>
<td>• Standards are created by Board and enforced by City, through the Board and staff</td>
</tr>
</tbody>
</table>
Heritage Residential (HR) District
HRD Draft Purpose

“These primarily residential neighborhoods surrounding the Silver Street area exhibit a rare collection of interesting architecture. While primarily Victorian and characterized by wide porches, bay windows, steep roofs, and intricate and involved woodwork, there are noteworthy Colonial buildings as well. In both instances their original occupants were likely community leaders, whether early tavern keepers, or later senior managers and foremen from the mill facilities that lined the Cochecho River, as well as other community professionals.

The common theme through all of these designs is both the massing and the placement of these structures in a manner that is compatible with what had gone before. It is the intent that in this district new construction, replacement construction, and new additions should continue that tradition of compatibility with the existing neighborhood.”
### HRD Draft Table of Use

#### Heritage Residential (HR) District

**Adopted by Ord No. 2014-10**

**Permitted Uses***
- ADULT CARE HOME
- CHILD CARE HOME
- TECHNICAL HOME
- ADULT DAY CARE
- FARM ANIMALS FOR FAMILY USE, for non-commercial purposes
- CUSTODIAL OCCUPATION
- DWELLING, 1 Family [5]
- DWELLING, 2 Family [5]
- DWELLING, 3 Family [5]
- DWELLING, 4 or more family dwelling (where the total area of all dwelling units is not more than 4,000 square feet)

**Footnotes**

1. The specific minimum lot size shall not include any area of the principal building or accessory structure that is not included in the minimum lot size requirement, as prescribed by the City of Virginia Beach. The minimum lot size shall be calculated as the area of the principal building and accessory structure divided by the number of dwelling units.

2.The maximum building height shall not exceed 30 feet from the grade level of the principal building or accessory structure.

#### Footnotes

- Footnotes 1(a) to 1(c) shall apply to all uses permitted by Conditional Use Permit, in addition to the requirements set forth in the Table of Uses.

#### Conditional Use Permit Criteria

- The specific minimum lot size shall not include any area of the principal building or accessory structure that is not included in the minimum lot size requirement, as prescribed by the City of Virginia Beach. The minimum lot size shall be calculated as the area of the principal building and accessory structure divided by the number of dwelling units.

### Heritage Residential (HR) District

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- FARM ANIMALS FOR FAMILY USE, for non-commercial purposes
- CUSTODIAL OCCUPATION
- DWELLING, 1 Family [5]
- DWELLING, 2 Family [5]
- DWELLING, 3 Family [5]
- DWELLING, 4 or more family dwelling (where the total area of all dwelling units is not more than 4,000 square feet)

**Sign Regulations**

- **Signage Placement**
- **Size**
- **HR District**
- **Total signs permitted**
- **2**
- **Total area permitted**
- **CUSTODIAL HOME, OCCUPATION (2) of 50 square feet**

**Architectural Standards**

- **Applies to**
- New construction and existing buildings as permitted by Conditional Use Permit, and are subject to the requirements of Section 170-20.1(B)

- **Architectural Standards**
- **Historic Preservation**
- **Materials**
- **Color**
- **Roof**
- **Height**
- **Setback**
- **Yard**
- **Parking**

### Heritage Residential (HR) District Regulations Summary 1 of 2
## Proposed Dimensional Changes*

<table>
<thead>
<tr>
<th>Regulation</th>
<th>RM-U</th>
<th>R-12</th>
<th>HR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size</td>
<td>10,000 sq ft</td>
<td>12,000 sq ft</td>
<td>10,000 sq ft</td>
</tr>
<tr>
<td>Frontage</td>
<td>80 feet</td>
<td>100 feet</td>
<td>80 feet</td>
</tr>
<tr>
<td>Front Setback -</td>
<td>Avg w/in 500 ft</td>
<td>5 - 25 ft build to</td>
<td>Avg w/in 250 ft on same side of street, + or - 5 ft</td>
</tr>
<tr>
<td>Main</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Setback -</td>
<td>Avg w/in 500 ft</td>
<td>5 - 25 ft build to</td>
<td>Average plus 20 ft</td>
</tr>
<tr>
<td>Accessory</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side Setback</td>
<td>15 feet</td>
<td>15 feet</td>
<td>15 feet</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>15 feet</td>
<td>30 feet</td>
<td>30 feet</td>
</tr>
<tr>
<td>Height of Building</td>
<td>40 foot max</td>
<td>35 foot max</td>
<td>24 – 40 foot range</td>
</tr>
</tbody>
</table>

*Deviations are permitted by Conditional Use Permit*
## Proposed Uses – Permitted by Right

### In
- ACCESSORY DWELLING UNIT (R-12/RM-U)
- ADULT DAY CARE (RM-U)
- CHILD CARE HOME (R-12/RM-U)
- CONVERSION FROM 1 TO 2 UNITS (R-12/RM-U)*
- CUSTOMARY HOME OCCUPATION (NEW)
- DWELLING, 2 FAMILY (R-12/RM-U)*
- DWELLING, SINGLE FAMILY (R-12/RM-U)
- FARM ANIMALS (R-12/RM-U)
- PUBLIC RECREATION (R-12/RM-U)
- PUBLIC UTILITY (R-12/RM-U)
- ROADSIDE FARM STAND (R-12)

### Out
- ASSEMBLY HALL (R-12/RM-U)
- CONSERVATION LOT (R-12/RM-U)
- EDUCATIONAL INSTITUTION (R-12/RM-U)
- FARM (R-12)
- FUNERAL PARLOR (RM-U)
- ROOMING HOUSE (RM-U)
- BED AND BREAKFAST (R-12) (TO CUP)
- CHILD CARE FACILITY (R-12/RM-U) (TO CUP)

*New provision requires 2 family new construction or conversions to look like single family dwellings*
## Proposed Uses via CUP*

### In

- BED AND BREAKFAST **
- CHILD CARE FACILITY
- CONVERSION OF EXISTING TO 4 UNITS***
- DWELLING, 3 TO 4 FAMILY***
- ELDERLY ASSISTED CARE HOME (R-12)
- GROUP HOME FOR MINORS
- OFFICE (NEW)

### Out

- ASSISTED LIVING FACILITY
- BEAUTY AND BARBERSHOP
- CONGREGATE CARE FACILITY
- CONTINUING CARE COMMUNITY FACILITY
- NURSING HOME
- RETAIL STORE

* The requirements of 170-20.B(2) and (3) shall apply to all uses permitted by Conditional Use Permit

**Silver Street Only

*** New provision requires 3-4 family new construction or conversions to look like single family dwellings
Architectural Standards

• Applicants for new construction and applicants for any use permitted by Conditional Use Permit shall demonstrate compliance with the *Heritage Residential District Architectural Design Guidelines*, available at the offices of the Department of Planning and Community Development and on-line on the City of Dover webpage. The *Guidelines* are not required for renovations of existing buildings, additions to existing buildings, or ACCESSORY STRUCTUREs.

• Additions to existing buildings shall be designed and constructed in the same architectural style and with the same or similar exterior materials as the existing building and at a HEIGHT not taller than the existing building.

• New construction ACCESSORY STRUCTUREs shall be designed and constructed in the same architectural style and with the same or similar exterior materials as the existing building and at a HEIGHT not taller than the existing building.

• Deviations from these requirements are permitted by Conditional Use Permit, and are subject to the requirements of Section 170-20.B(1).
Architectural Standards

CITY OF DOVER
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Heritage Residential District Architectural Design Guidelines

The goal of the Heritage Residential District is to recognize, celebrate, and enhance the heritage of this area, in part by promoting architecture with a strong sense of place, fine detailing, quality materials, and designed with the site context and adjacent development in mind. To that end, the standards set forth below shall apply in the Heritage Residential District. Deviations from these standards are permitted by Conditional Use Permit.

A. General

(1) Applications for new construction shall refer to the Dover Historic Preservation Guide (June, 2001) for examples of architecture and design that fit for the Heritage Residential District. This document is available for viewing on the Planning Department website and at the offices of the Planning Department and Inspection Services, and is intended to serve as a guide to help encourage and inspire thoughtful and attractive development.

B. Design Elements

(1) A minimum of ten (10) of the twenty-six (26) design elements set forth in Appendix A shall be utilized for new construction.

C. Windows

(1) Horizontal windows are not permitted on the front facade of the building.
(2) Windows must be divided by multiple, vertical plates of glass.

D. Roof Design

(1) Sloped roof structures must maintain a pitch between 91.2 minimum (not including mansard roofs, dormers, entry canopies or similar elements).
(2) Buildings with sloped roof shall provide roof overhang between six (6) and eighteen (18) inches deep.

E. Principal Building Entrances

(1) Principal building entrances shall be clearly visible from the street.
(2) The building must contain one of the following: street, doors or entry level antennas.

F. Mechanical Equipment

(1) Air conditioners, mechanical pumps, exterior water heaters, water softeners, utility and telephone company main boxes, meters or boxes, garbage cans, dumpsters, storage tanks, and the like shall not be housed or located within any area considered a front yard or street frontage. All such equipment shall be screened by use of fencing and/or landscaping.
(2) Roof-mounted mechanical equipment shall be located so as not to be visible from the streets, public open space, walking areas, from the ground level of adjacent properties. Screening features shall utilize similar building materials and forms to blend with the architectural character of the building.
(3) Locate and use utility meters, electrical conduit, and other service and utilities apparatus so as not to be visible from adjoining and nearby streets and minimize visual impact from private internal streets, open spaces, and pedestrian walkways.

Last Updated: August 26, 2014
Architectural Standards
Questions?