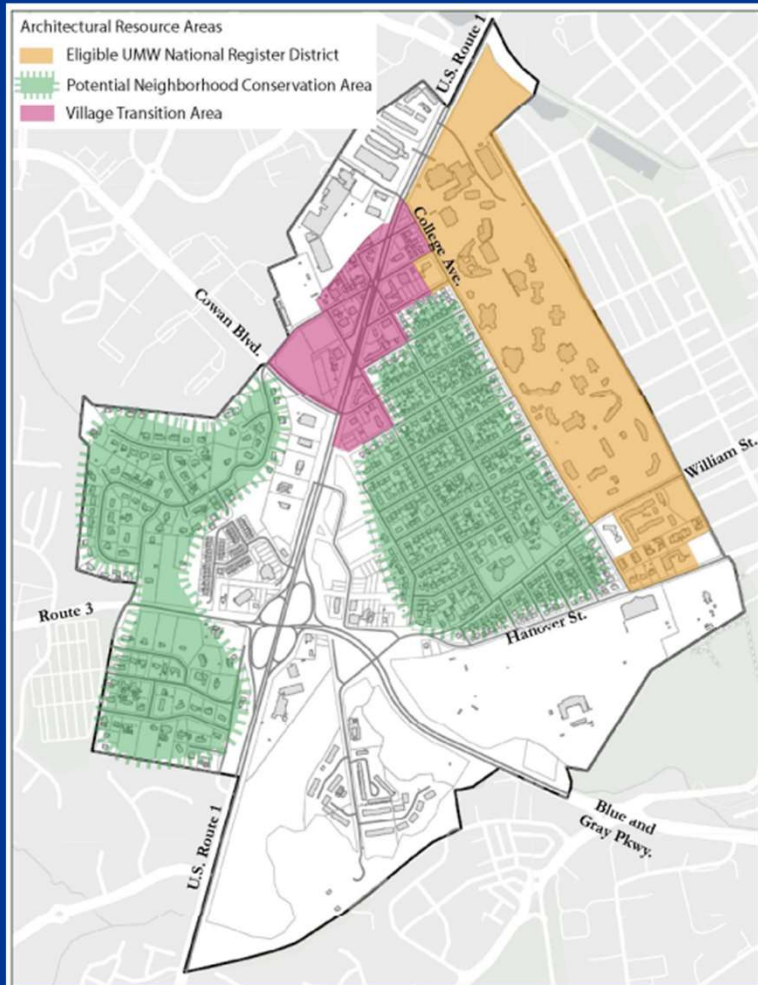


# **NEIGHBORHOOD CONSERVATION DISTRICTS**

**CITY COUNCIL WORK SESSION  
APRIL 8, 2025**

# Neighborhood Conservation Districts

- Purpose
- Outline for Development of a District
- Regulatory Body
- Use Permissions
- Regulations



## Purpose:

- Recognize and perpetuate the quality of existing urban fabric
- Provide guardrails for
  - Demolitions
  - Infill Buildings
  - Gentle, incremental density

## Lessons from other cities:

- Center on the existing context rather than attempting to redefine neighborhood character



823 Marye Street



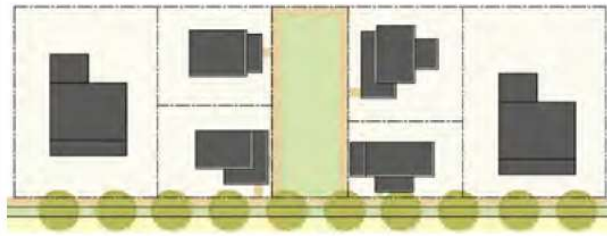
Images from Charlottesville's Code





Diagram from Beaufort, SC  
Form-Based Code

EXAMPLES: COTTAGE COURT FACING A PUBLIC GREEN SPACE WITH ON-STREET PARKING



*Example: Shown in T3-N district; 4 units on a 160' wide x 100' deep lot (minimum lot size); no on-site parking required*



*Example: Shown in T3-N or T4-N district; 6 units on a 160' wide x 100' deep lot (minimum lot size); no on-site parking required*

*Note: All diagrams show the Cottage Courts in context with one or two typical lots on either side of the Cottage Court units.*



1420-1428 Franklin Street

# Outline for Development of a District

Set boundary, which must be a minimum of:

- 10 Acres
- Consist of whole blocks or adjacent facing blocks

Identified in Small Area Plans

Architectural Review Board makes recommendation on district's historic significance

Demonstration of neighborhood support



# Outline for Development of a District

Evaluation criteria to be used by ARB (align with historic district criteria):

- Building age; state or national listing/eligibility
- Whether the buildings, structures or areas are of locally important historic, cultural, architectural or archaeological interest;
- Associated with an historic person or event, significant architect or master craftsman, or have special public value;
- Represent the culture and heritage of Fredericksburg in ways such as visual prominence, reference to intangible heritage, or any range of cultural practices;
- Significant concentration or continuity of buildings that are linked by past events or, aesthetically, by plan or physical development; and
- Whether the buildings, structures or areas, when viewed together, possess a distinctive character and quality or historic significance.

# Regulatory Body – CP&B / ARB

Regulated construction within an established NCD will be:

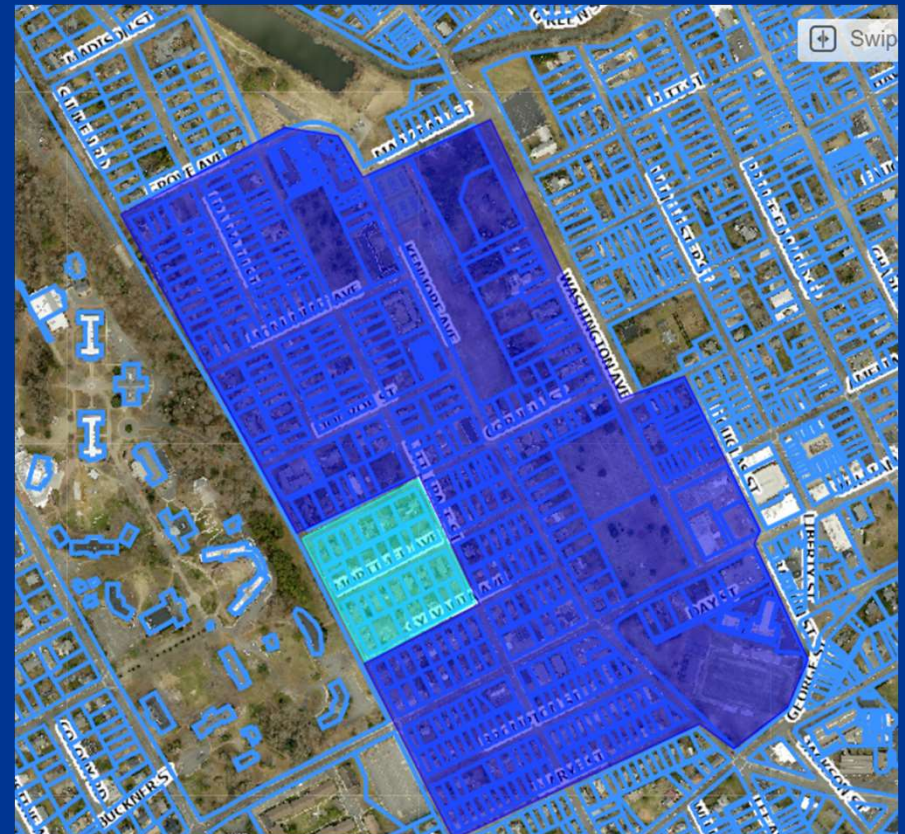
- Reviewed administratively by Community Planning and Building staff;
- Action placed on Architectural Review Board Consent Agenda (similar to signs / fences in OHFD)
- Appeals go to City Council



# Use Permissions

## Overlay Zoning District:

- Permits all residential types within 3 block radius of established district
- Uses a form-based code to set the dimensional standards for new construction and large additions



# Use Permissions

Overlay Zoning District:



- Base units / acre apply with following incentives intended to meet modern housing goals:
  - Up to +1 unit for preservation of a contributing structure; or
  - Up to +2 units for preservation and housing affordable to 80% AMI
  - Increases in units or changes in residential type require full ARB review.

# Regulations

## Activity Regulated:

- Construction of new buildings and structures if they require a building permit and unless they are concealed by the principal structure from all abutting streets.
- Prohibition on wholesale demolition of a “contributing structure” or partial demolition of a portion of the “contributing structure” visible from the public right-of-way;
- Additions to existing buildings or structures meeting any of the following:
  - Additions located wholly or partially to the side or front of the principal structure on a lot;
  - Additions that are equal to or greater than fifty (50) percent of the total gross floor area of the existing building; or
  - Additions located to the rear that exceed the height or width of the existing building or structure.



# Regulations

## Activity Regulated:



- Option for SUP to exceed density in a building form that exists in the radius (i.e. small multi-family, cottage court, etc.)
- Form-based code applies to guide building design and streetscape

# Regulations

## Design Elements Regulated:

A form-based code will be adopted in concert with the application of individual Conservation Districts. The dimensional requirements will be based on the existing character within each proposed district (defined through survey). The regulated elements will include:

- Building Scale;
- Building location and width (similar to existing infill setback rules, but with build-to lines and contextual averages);
- Minimum Façade Transparency / Main Entrance Orientation;
- Regulating Lines (Required Façade Features / Foundation Height); and
- Addition location/interaction with existing



Overlay Zoning District with a purpose to:

- Recognize and perpetuate the quality of existing urban fabric
- Provide guardrails for
  - Demolitions
  - Infill Buildings
  - Gentle, incremental density