

PART 2

# NEIGHBORHOOD SCALE ANALYSIS

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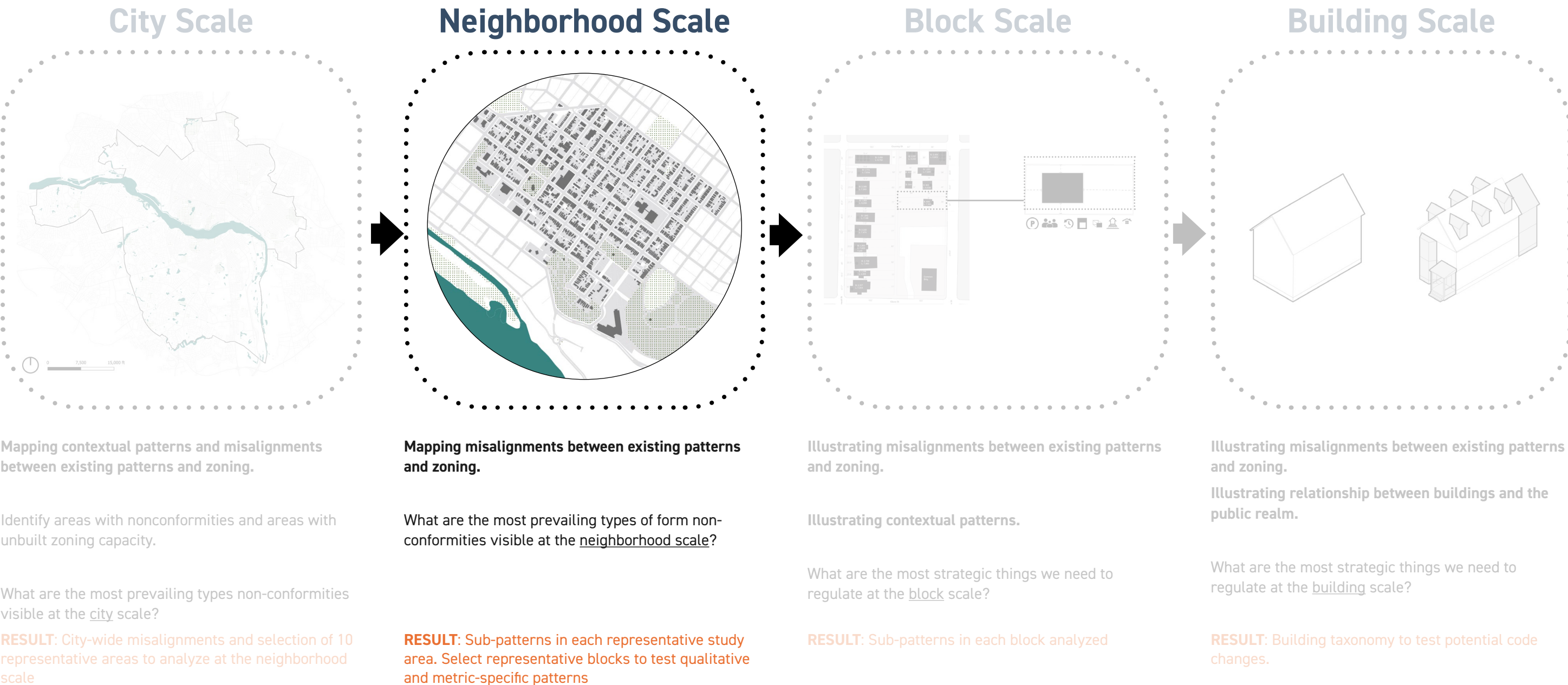
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This is a planning study intended to show basic urban patterns and data trends throughout areas of the City of Richmond so as to help inform policy decision-making. It is not intended to determine legal compliance or noncompliance of an individual 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



# NEIGHBORHOOD SCALE ANALYSIS

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## Existing Conditions

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

## Parcel Dimensions

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

## Nonconformities





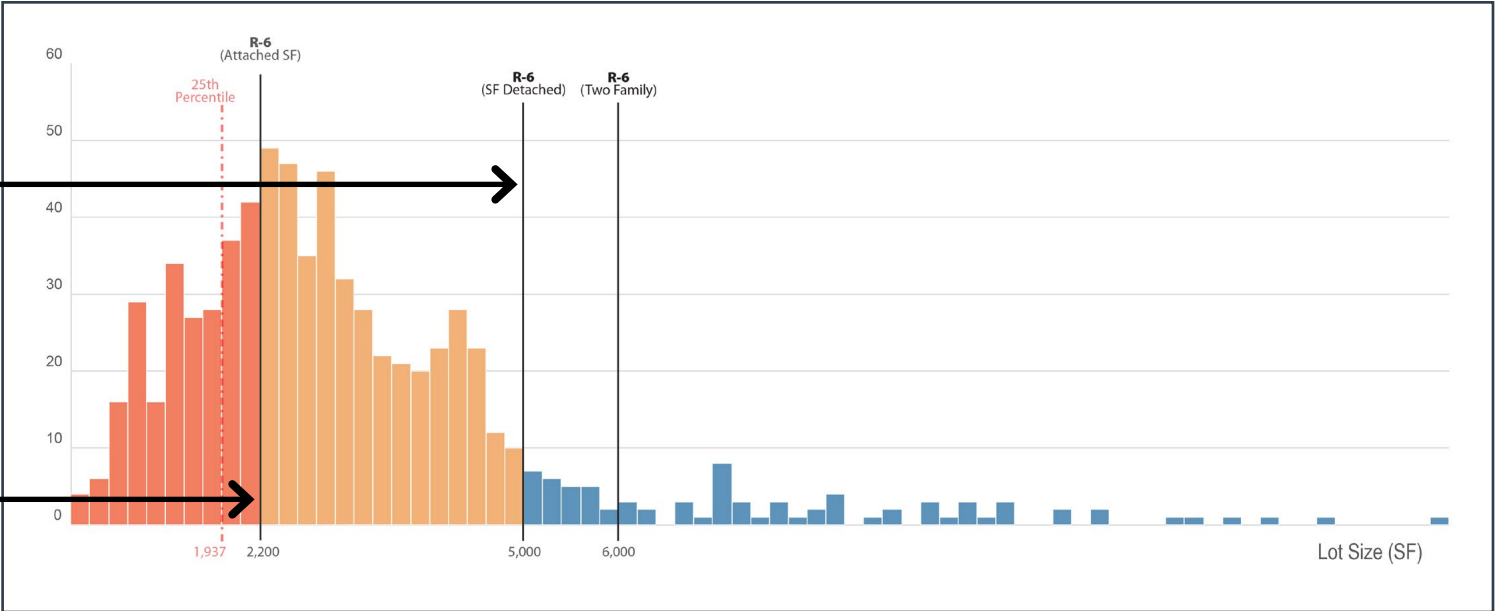
# A NOTE ABOUT ZONING NON-CONFORMITIES

Denser residential districts (R-6 and above) include different dimensional minimums (lot size, width, and set backs) depending if the building in each given parcel is **single**, **two or multi-family**, and if the building is **detached** or **attached**.

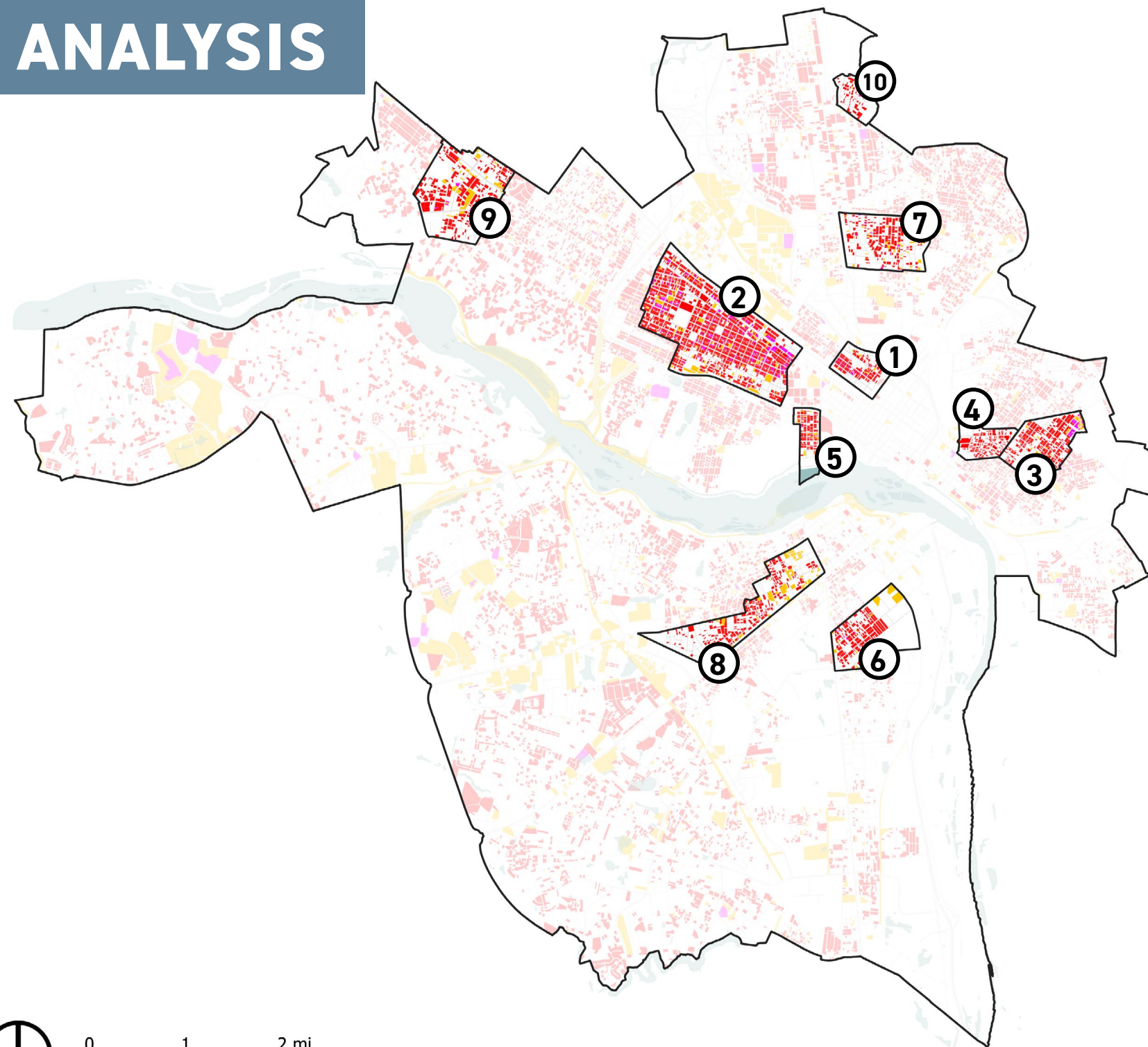
Individual parcel surveys would be needed to determine the specific required zoning minimums for each parcel. For the neighborhood-scale analysis, we instead looked at the range created by the different minimums required for parcels to be in conformity.

For each conformity map and graph, parcels in blue are within all the possible required minimums. Parcels in yellow may or may not be conforming, depending of their attached/detached conditions. Parcels in orange are definitely smaller than the smallest allowable dimension within each parcel's zoning district.

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



# 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



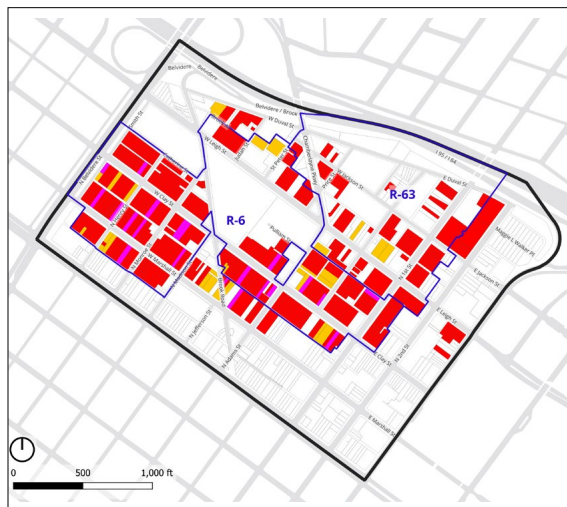
0 1 2 mi

A horizontal scale bar with markings for 0, 1, and 2 miles.

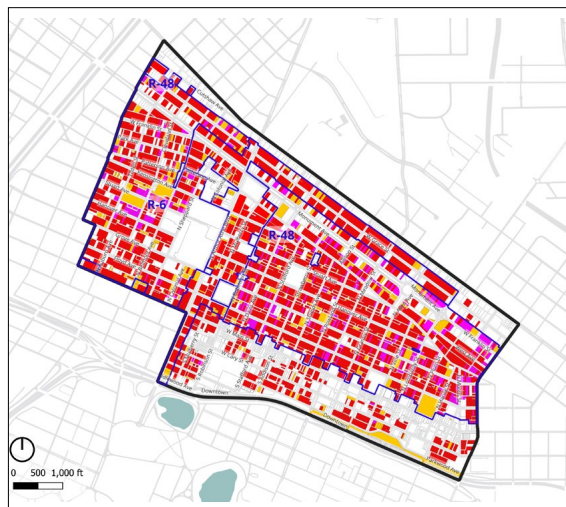


# REPRESENTATIVE NEIGHBORHOODS NONCONFORMITIES

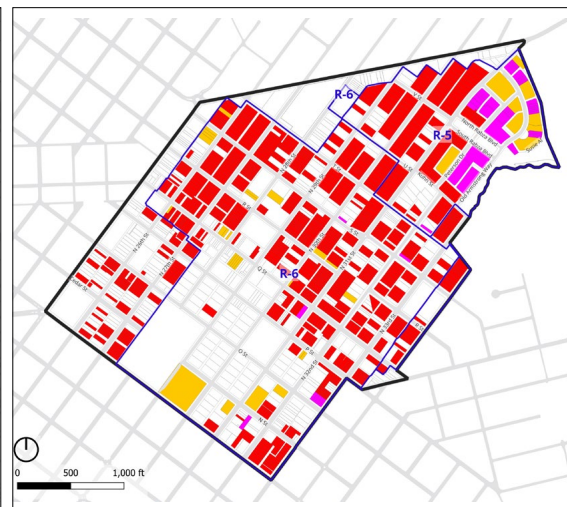
Jackson Ward



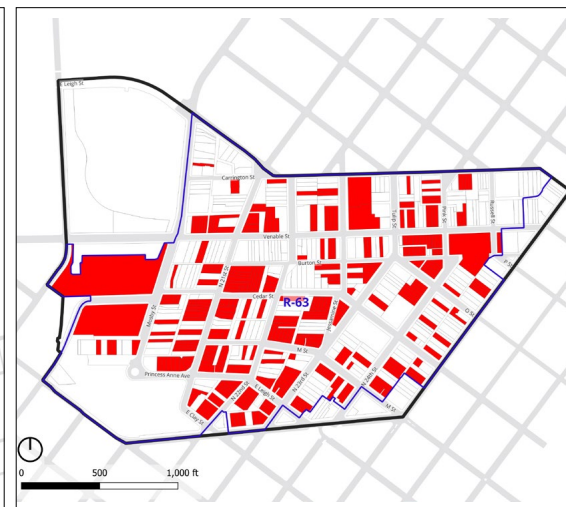
The Fan / Museum District



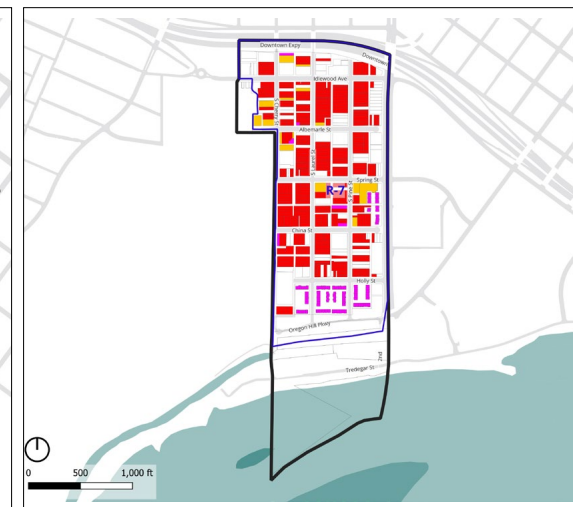
Church Hill North



Union Hill



Oregon Hill



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

Between **32%** and up to **54%** of all parcels in Jackson Ward are nonconforming based on form (lot size, lot coverage, building height, frontage) and/or use.

3% Due to Use

26% to 48% Due to Form

3% Due to Both

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

Between **55%** and up to **83%** of all parcels in The Fan & Museum District are nonconforming based on form (lot size, coverage, height, frontage) and/or use.

6% Due to Use

42% to 69% Due to Form

7% Due to Both

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

Between **25%** and up to **64%** of all parcels in Church Hill North are nonconforming based on form (lot size, coverage, height, frontage) and/or use.

3% Due to Use

19% to 58% Due to Form

3% Due to Both

Predominantly zoned **R-63**

Between **14%** and up to **50%** of all parcels in Union Hill are nonconforming based on form (lot size, coverage, height, frontage) and/or use.

0% Due to Use

14% to 50% Due to Form

0% Due to Both

Predominantly zoned **R-7**

Between **56%** and up to **82%** of all parcels in Oregon Hill are nonconforming based on form (lot size, coverage, height, frontage) and/or use.

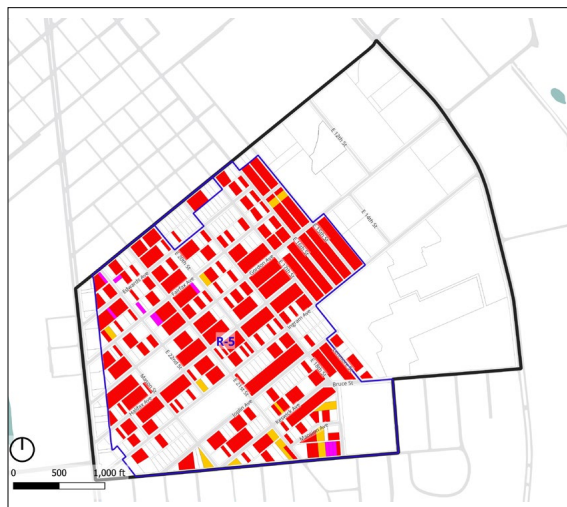
2% Due to Use

36% to 62% Due to Form

18% Due to Both

# REPRESENTATIVE NEIGHBORHOODS NONCONFORMITIES

Oak Grove



Predominantly zoned **R-5**

**67%** of all parcels in Oak Grove are nonconforming based on form (lot size, lot coverage, building height, frontage) and/or use.

1% Due to Use

65% Due to Form

1% Due to Both

Northern Barton Heights



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

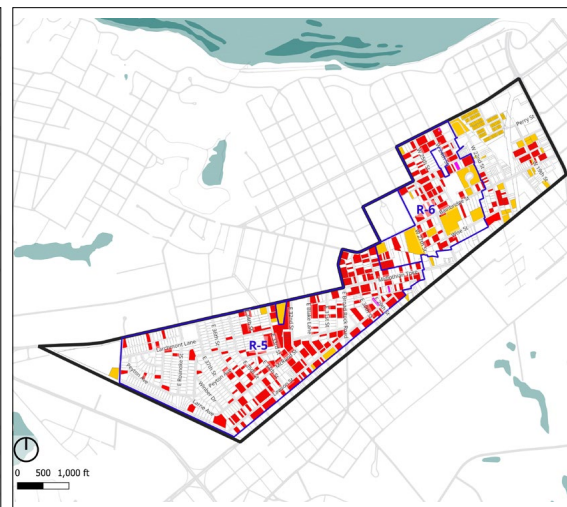
Between **32%** and up to **45%** of all parcels in Northern Barton Heights are nonconforming based on form (lot size, coverage, height, frontage) and/or use.

4% Due to Use

27% to 39% Due to Form

1% Due to Both

Swansboro / Swansboro West



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

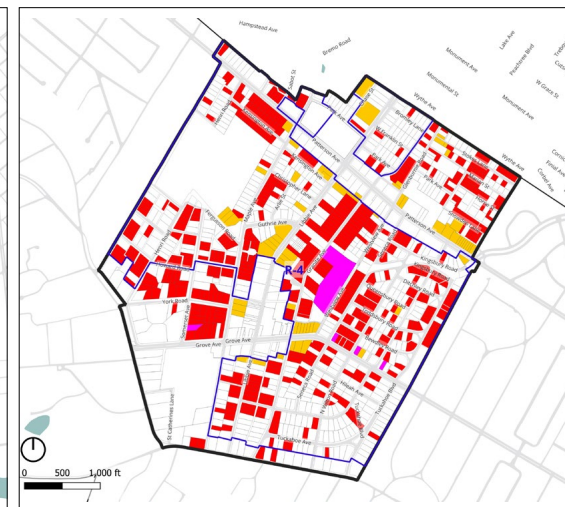
Between **34%** and up to **46%** of all parcels in Swansboro / Swansboro West are nonconforming based on form (lot size, coverage, height, frontage) and/or use.

9% Due to Use

25% to 37% Due to Form

0% Due to Both

Three Chopt / Westhampton



Predominantly zoned **R-4**

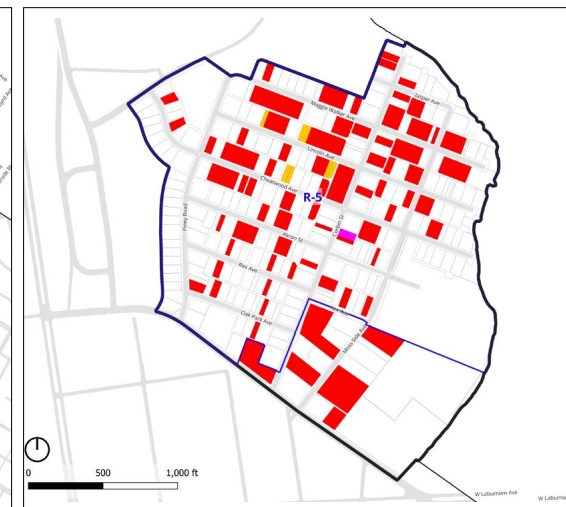
**46%** of all parcels in Three Chopt / Westhampton are nonconforming based on form (lot size, coverage, height, frontage) and/or use.

5% Due to Use

41% Due to Form

0% Due to Both

Washington Park



Predominantly zoned **R-5**

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

2% Due to Use

35% Due to Form

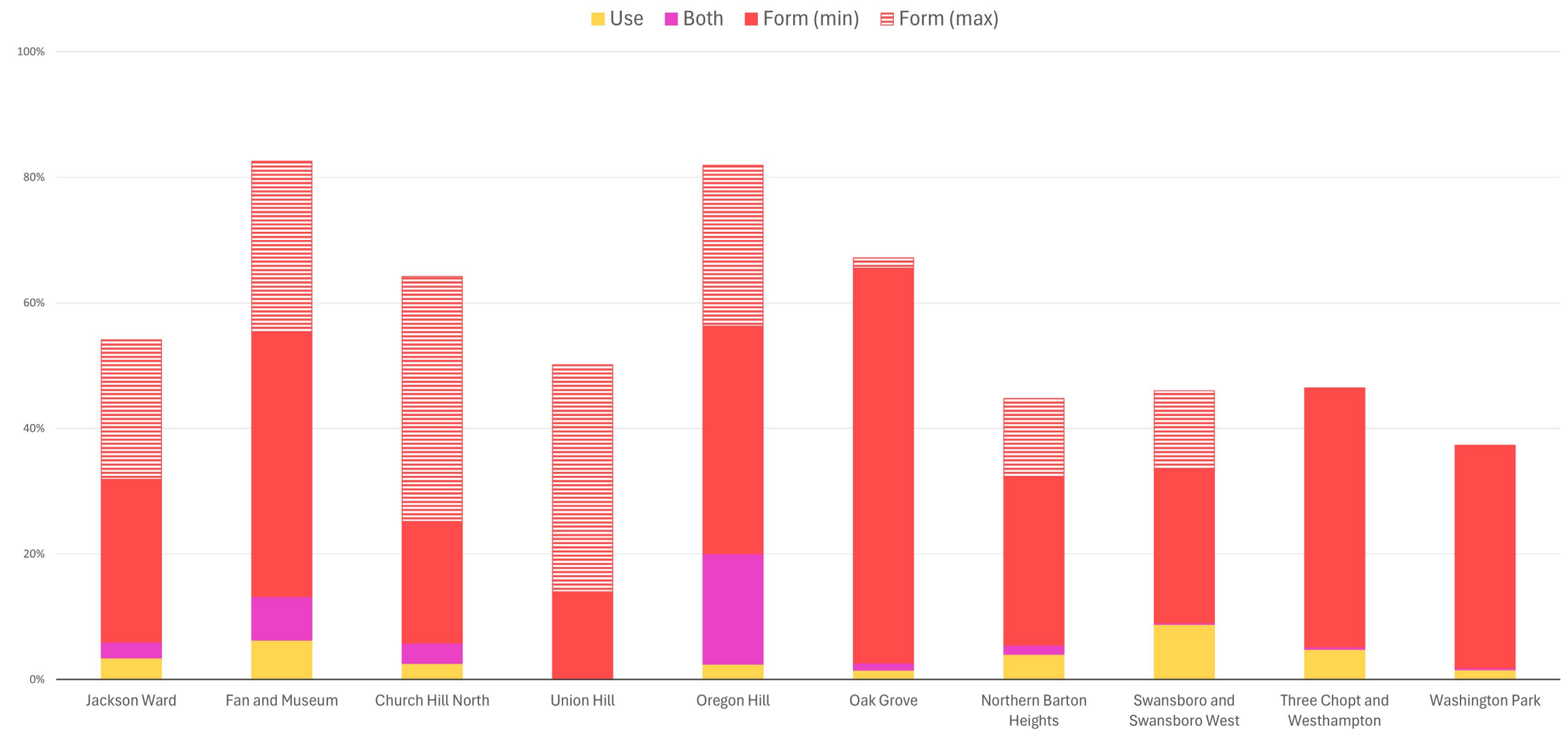
0% Due to Both

# 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. The graph shows the range of the minimum and maximum percentage of parcels that could be nonconforming, depending on the required minimums for each parcel's building form. A parcel-by-parcel survey would be needed to determine the actual required zoning minimums.





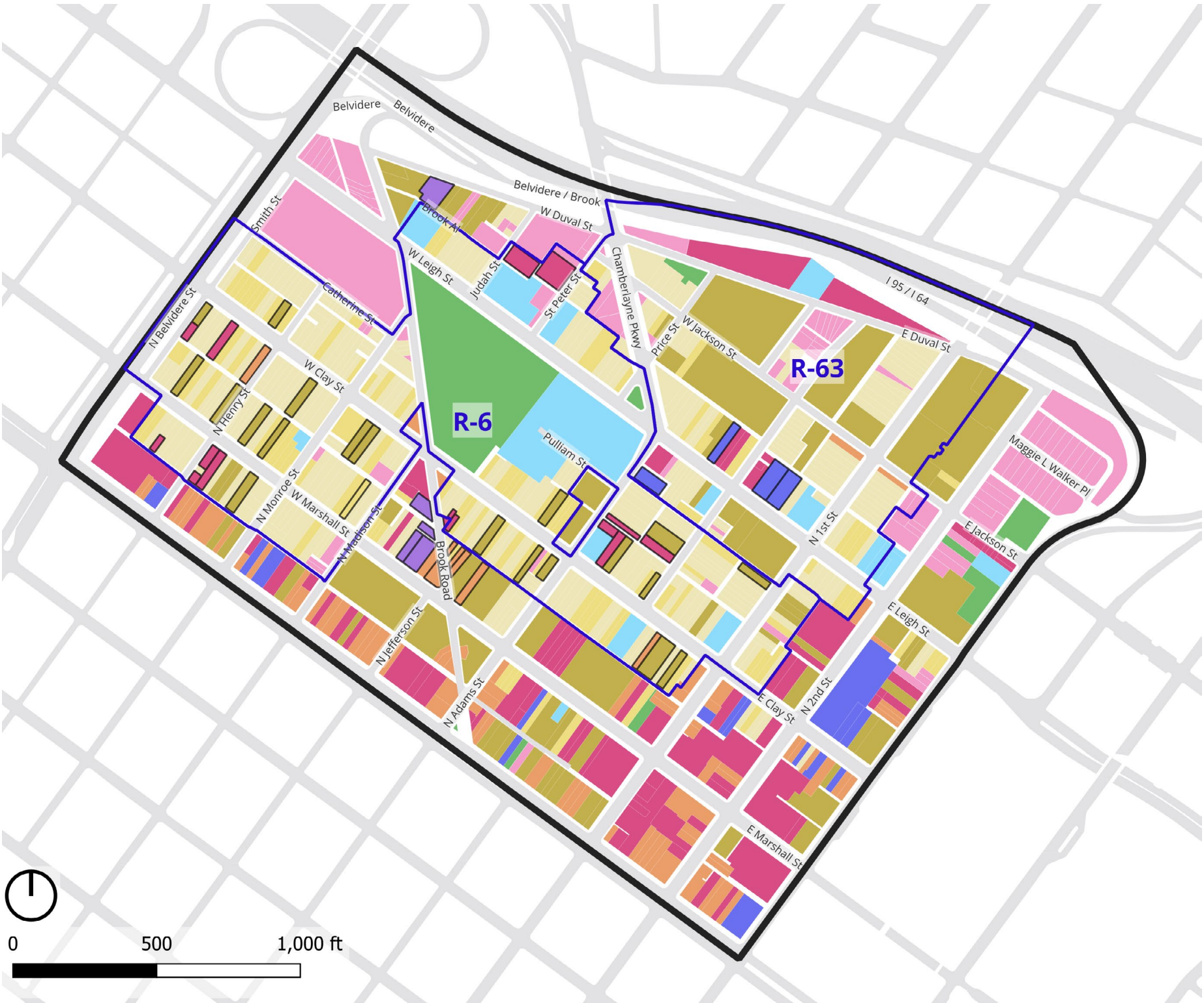
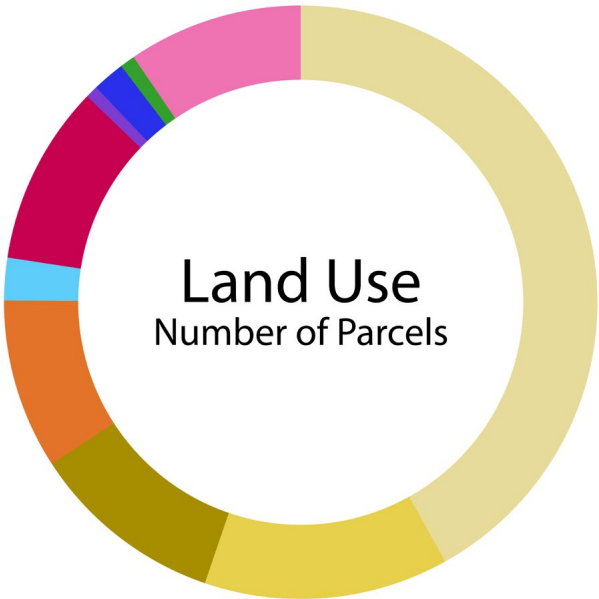
# 1. JACKSON WARD





1. Jackson Ward

LAND USE





# 1. Jackson Ward

## 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



## SPECIAL USE PERMITS

The map displays the University City neighborhood in San Diego, California, with a study area outlined in black. The study area is bounded by approximately 36th Street to the north, 44th Street to the south, and the San Diego River to the east. The map shows a grid of streets and building footprints. Thirty study sites are marked with orange dots, distributed across the study area. A scale bar at the bottom left indicates distances of 0, 500, and 1,000 feet. A north arrow is located in the bottom left corner.

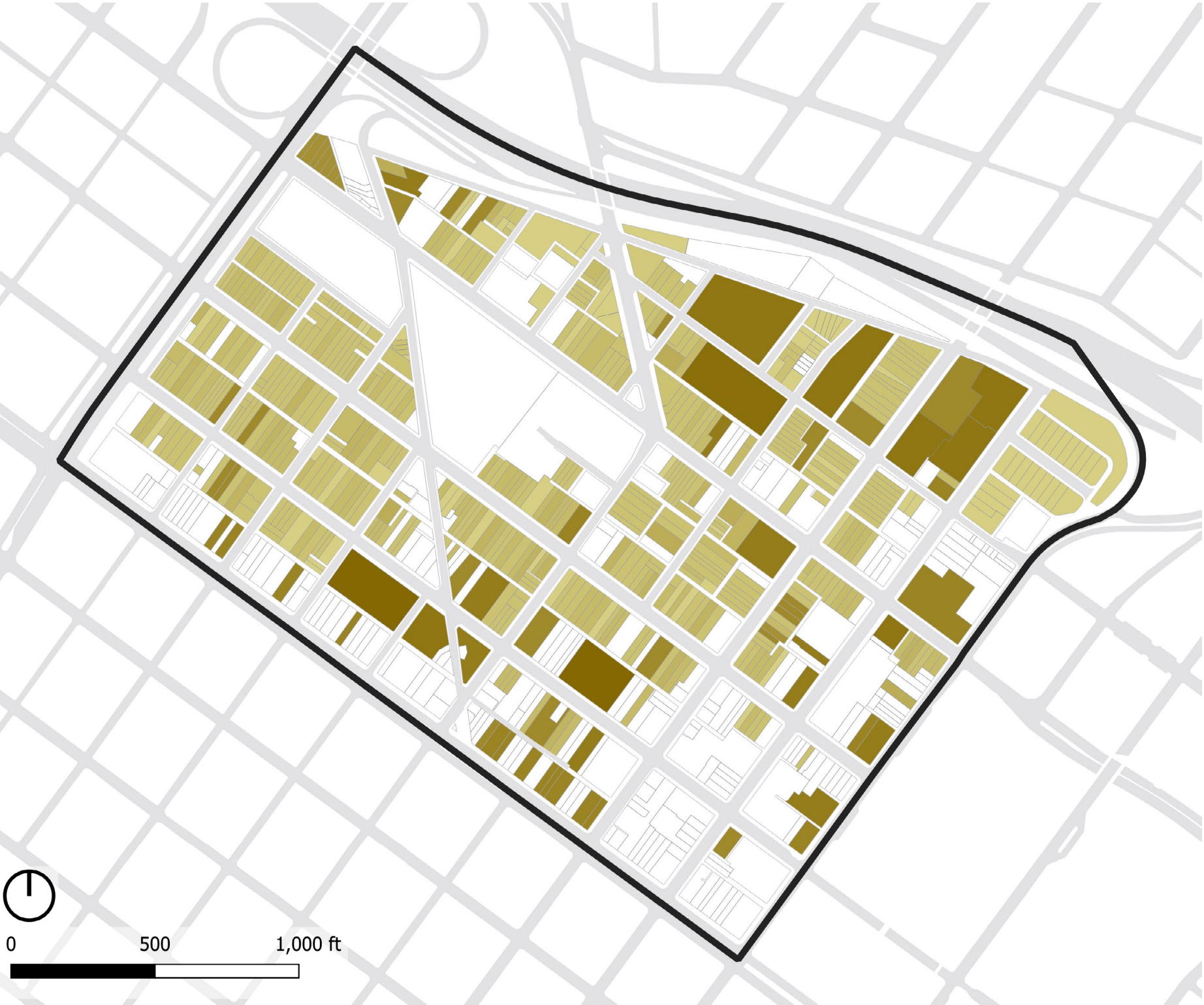
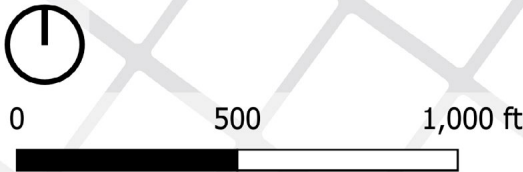


1. Jackson Ward

# 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





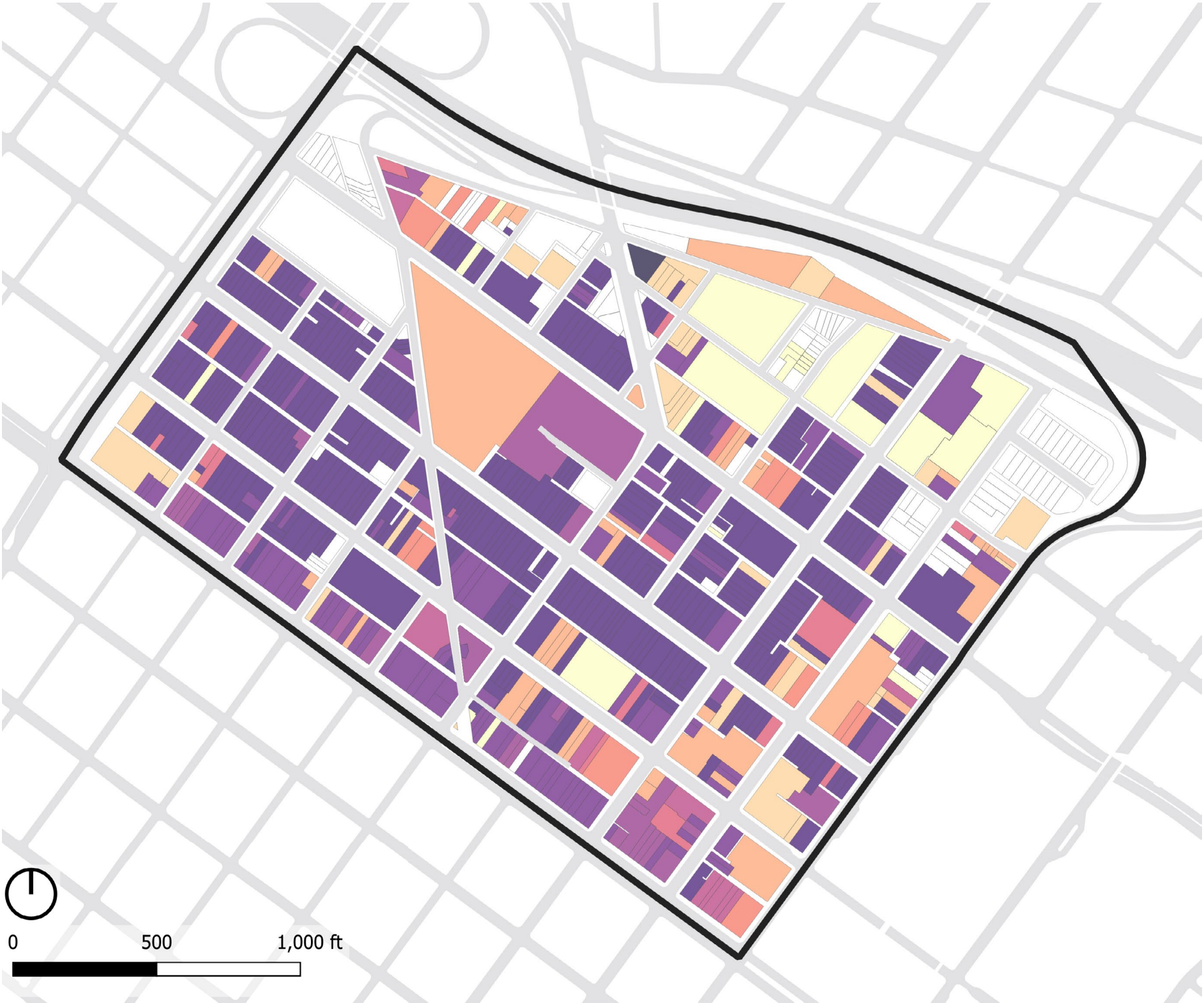
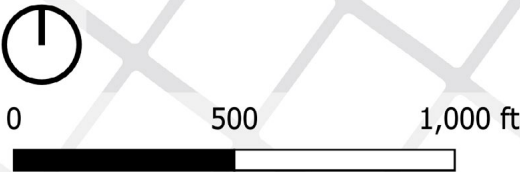
1. Jackson Ward

# 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



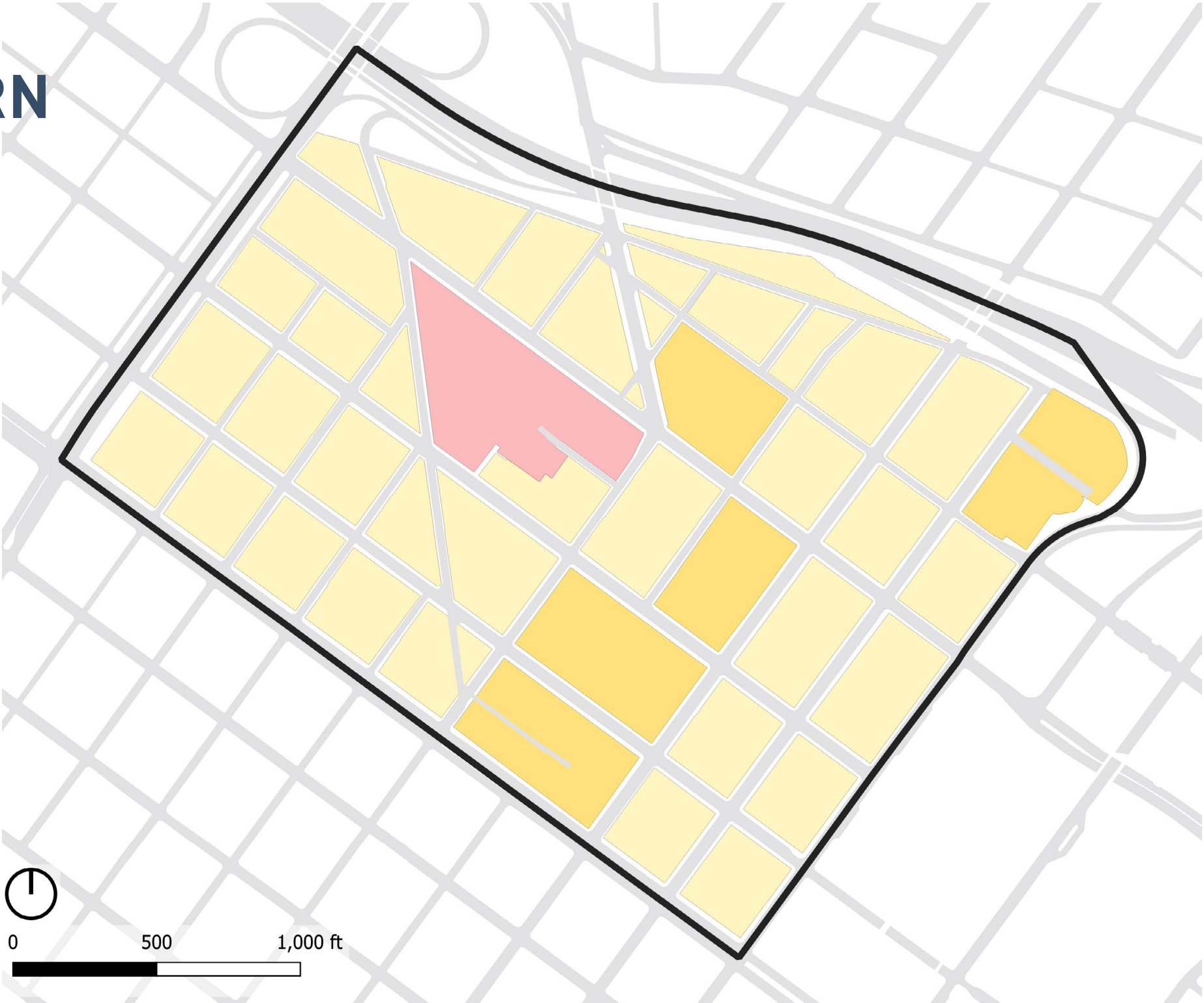
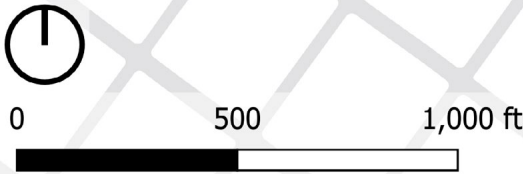
1. Jackson Ward

URBAN FABRIC PATTERN

Blocks by size.

City Block Size (Acres)

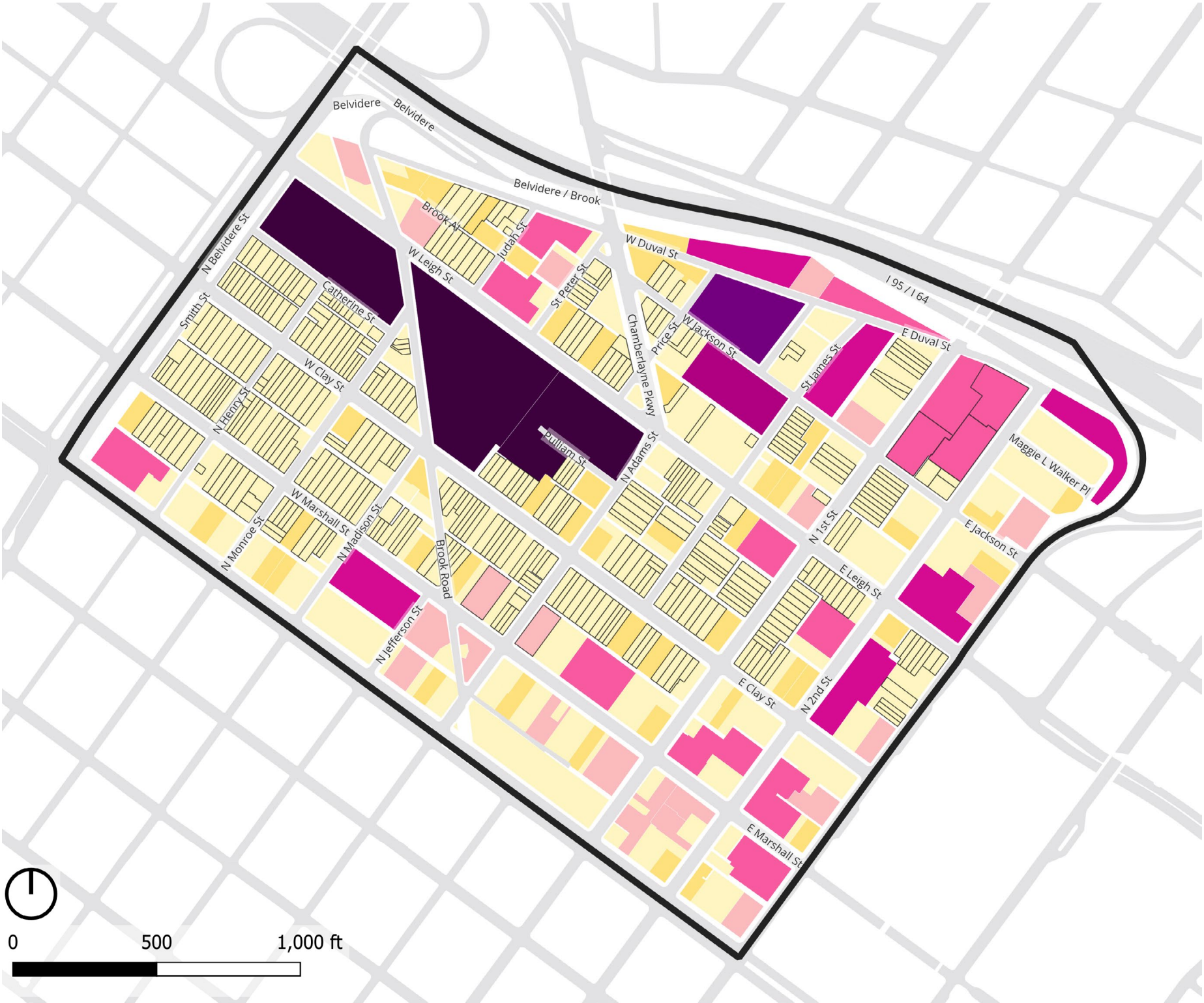
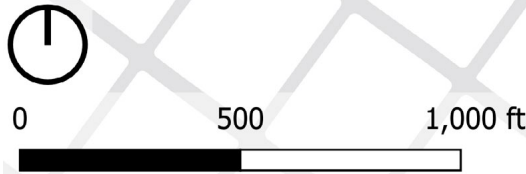
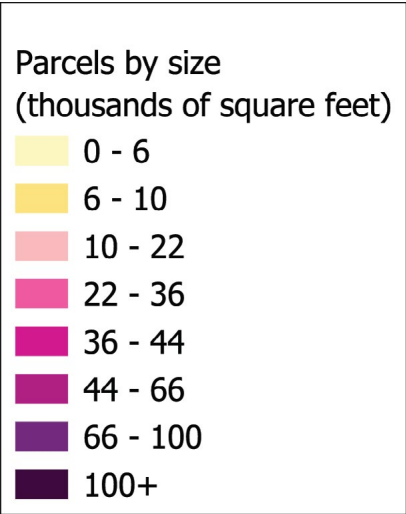
- 0 - 3
- 3 - 6
- 6 - 15
- 15 - 25
- 25 - 43
- 43 - 75
- 75 - 117
- 117 - 170
- 170 - 270
- 270 - 385





1. Jackson Ward

PARCEL SIZES





1. Jackson Ward

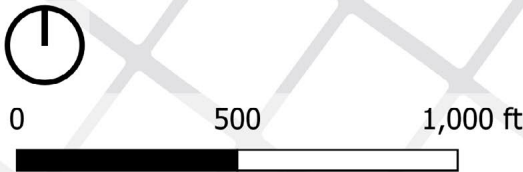
# PARCEL SIZE NONCONFORMITY

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.

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

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



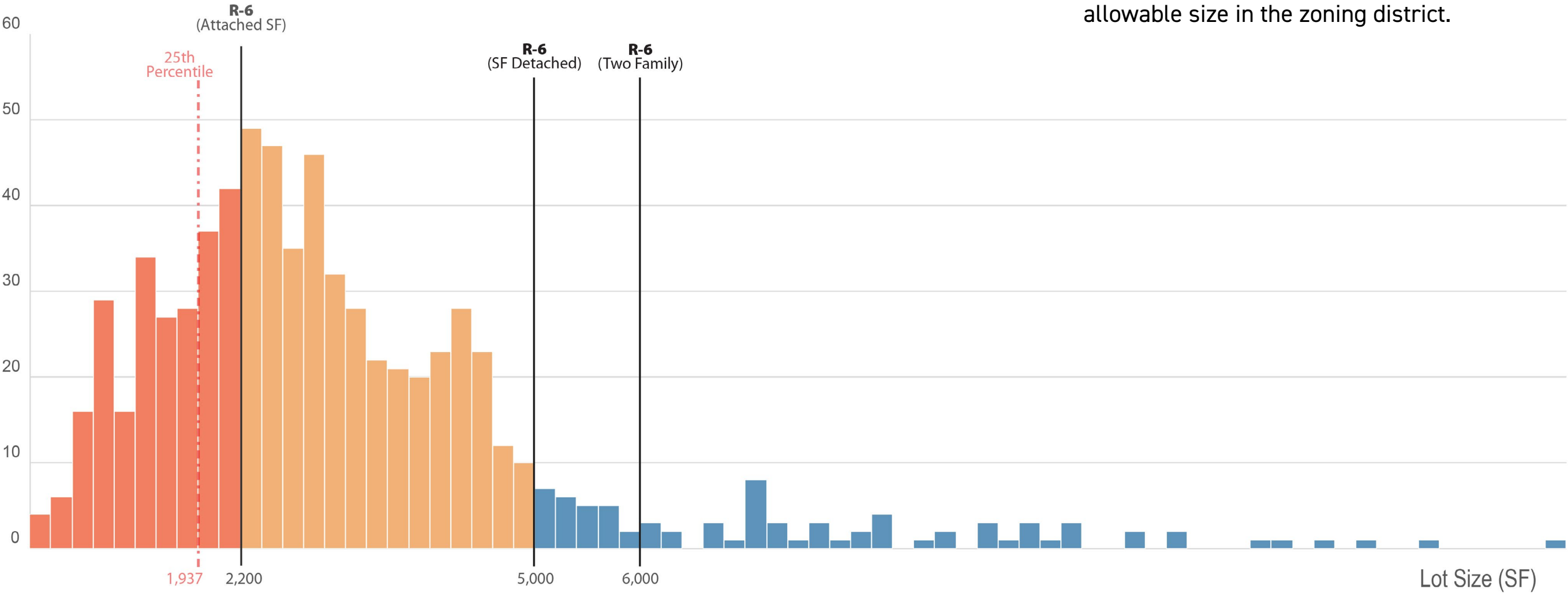


1. Jackson Ward

# PARCEL SIZE DISTRIBUTION

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

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.



1. Jackson Ward

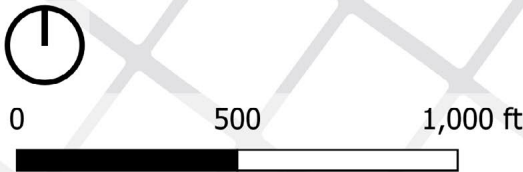
PARCEL FRONTAGE  
NONCONFORMITY

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

Parcels in orange are narrower than the narrowest allowable frontage in the zoning district.

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

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

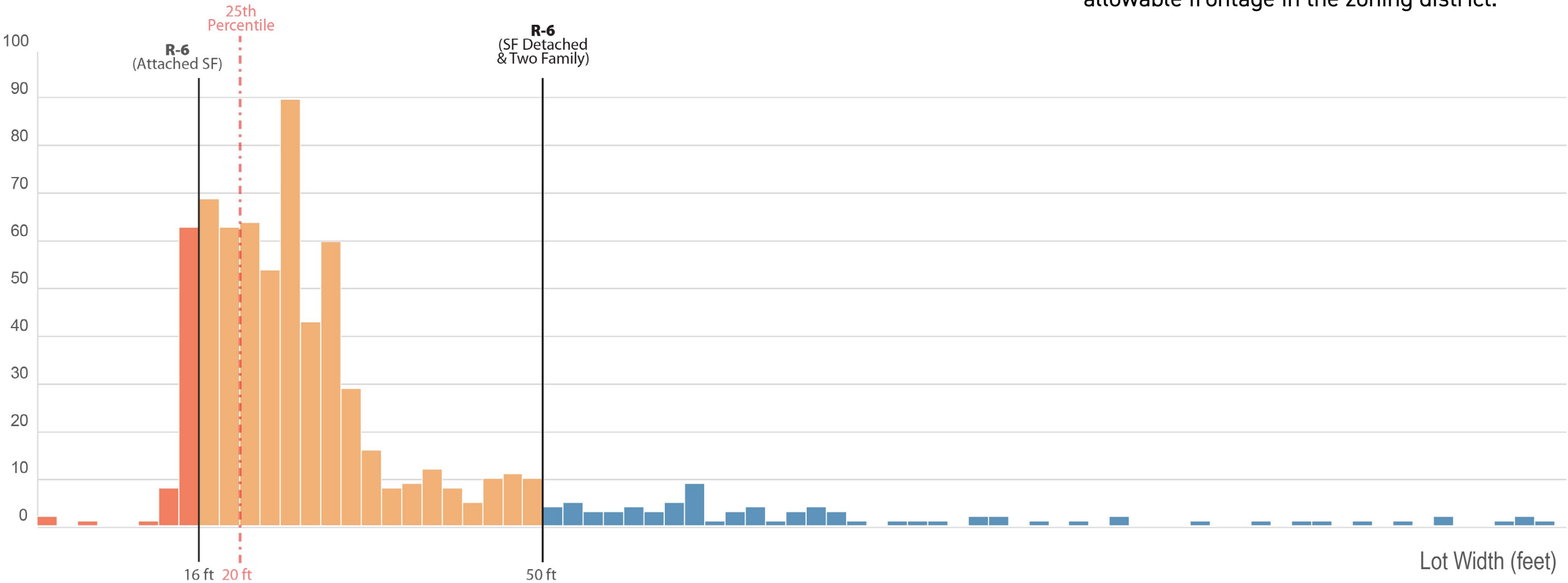


1. Jackson Ward

# 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 narrowest allowable frontage in the zoning district.





1. Jackson Ward

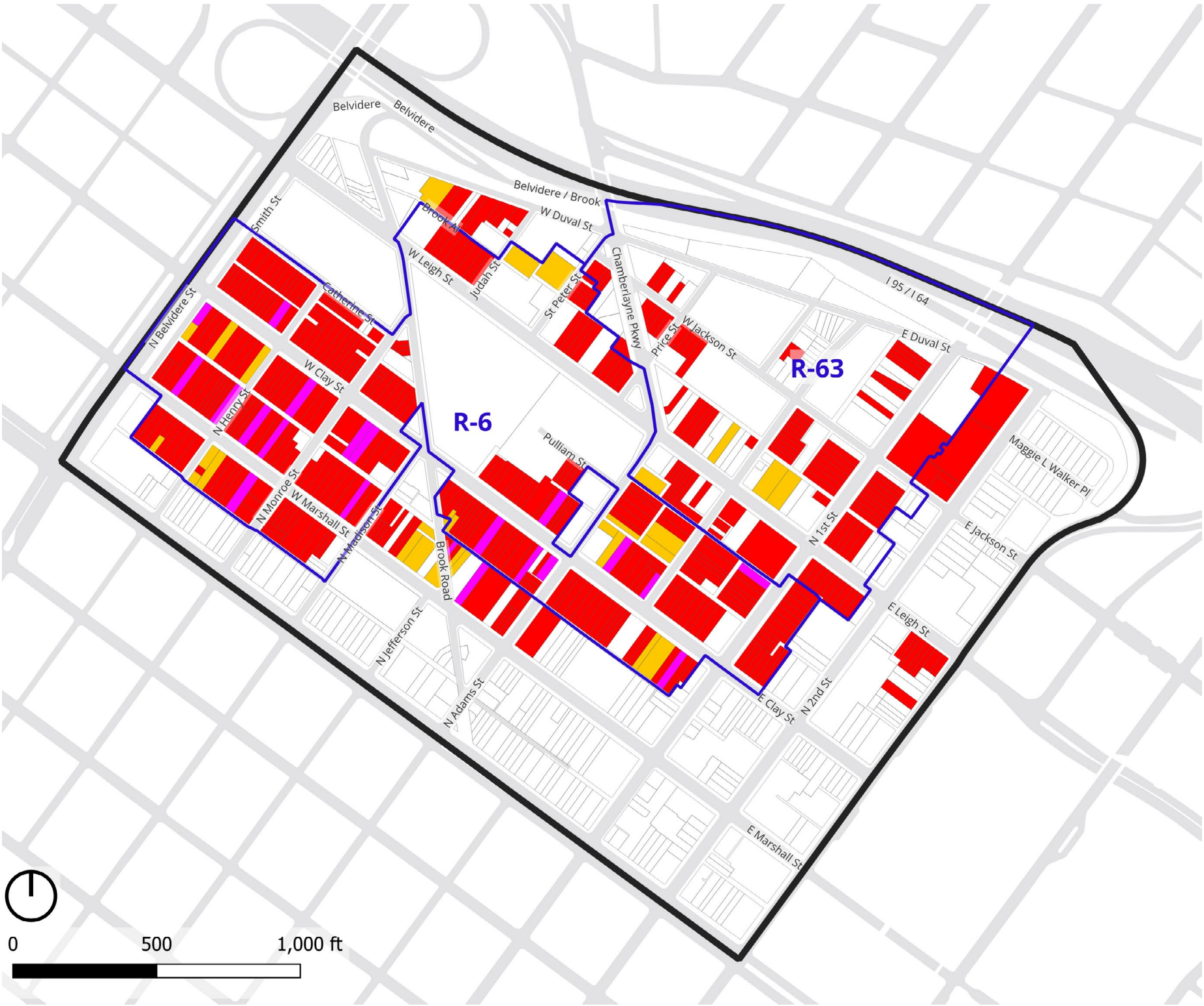
# NONCONFORMITIES

Between **32%** and up to **54%** of all parcels in Jackson Ward are nonconforming based on form (lot size, lot coverage, building height, frontage) and/or use.

3%	Due to Use
26% to 48%	Due to Form
3%	Due to Both

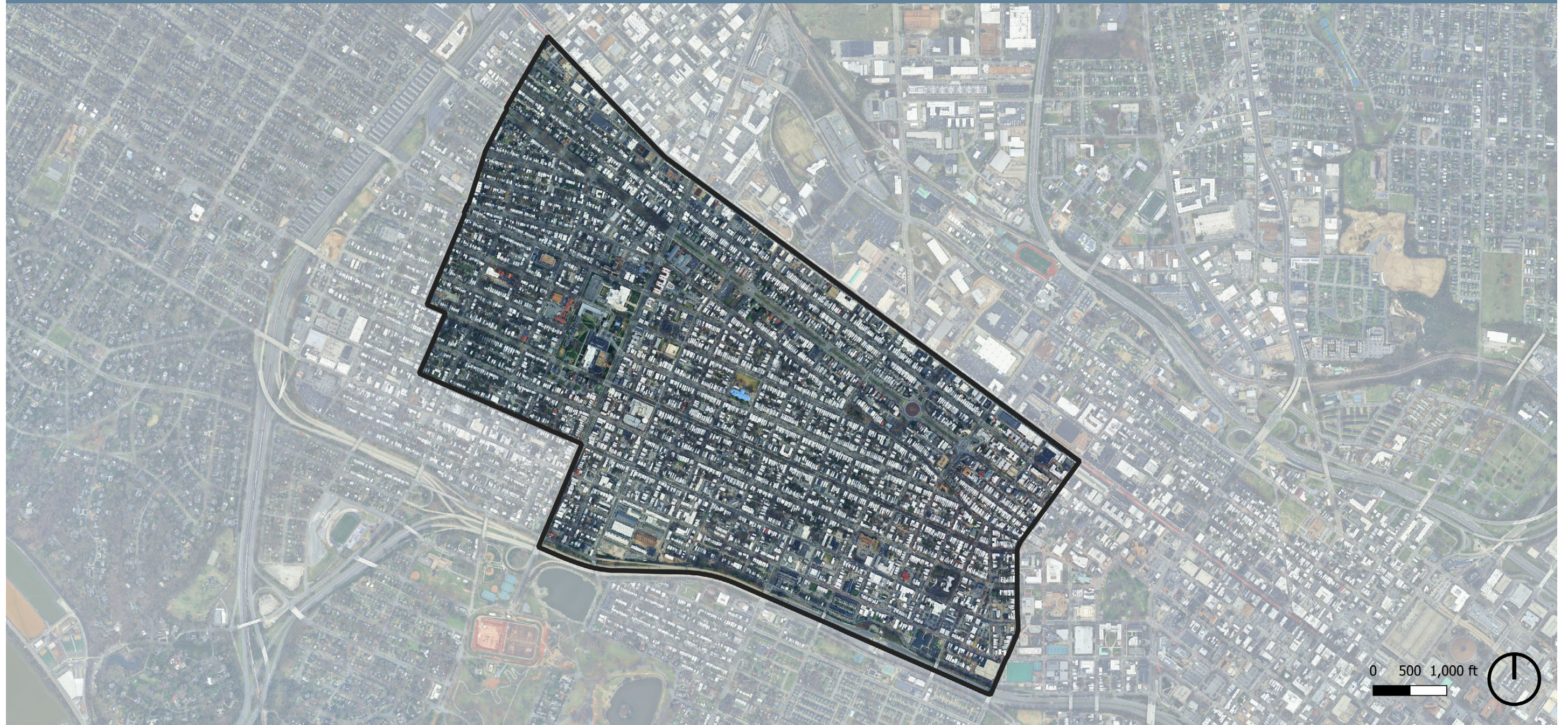
## Predominantly zoned R-6 and R-63

\* The map is showing the high range of nonconformities using the required minimum for detached buildings.





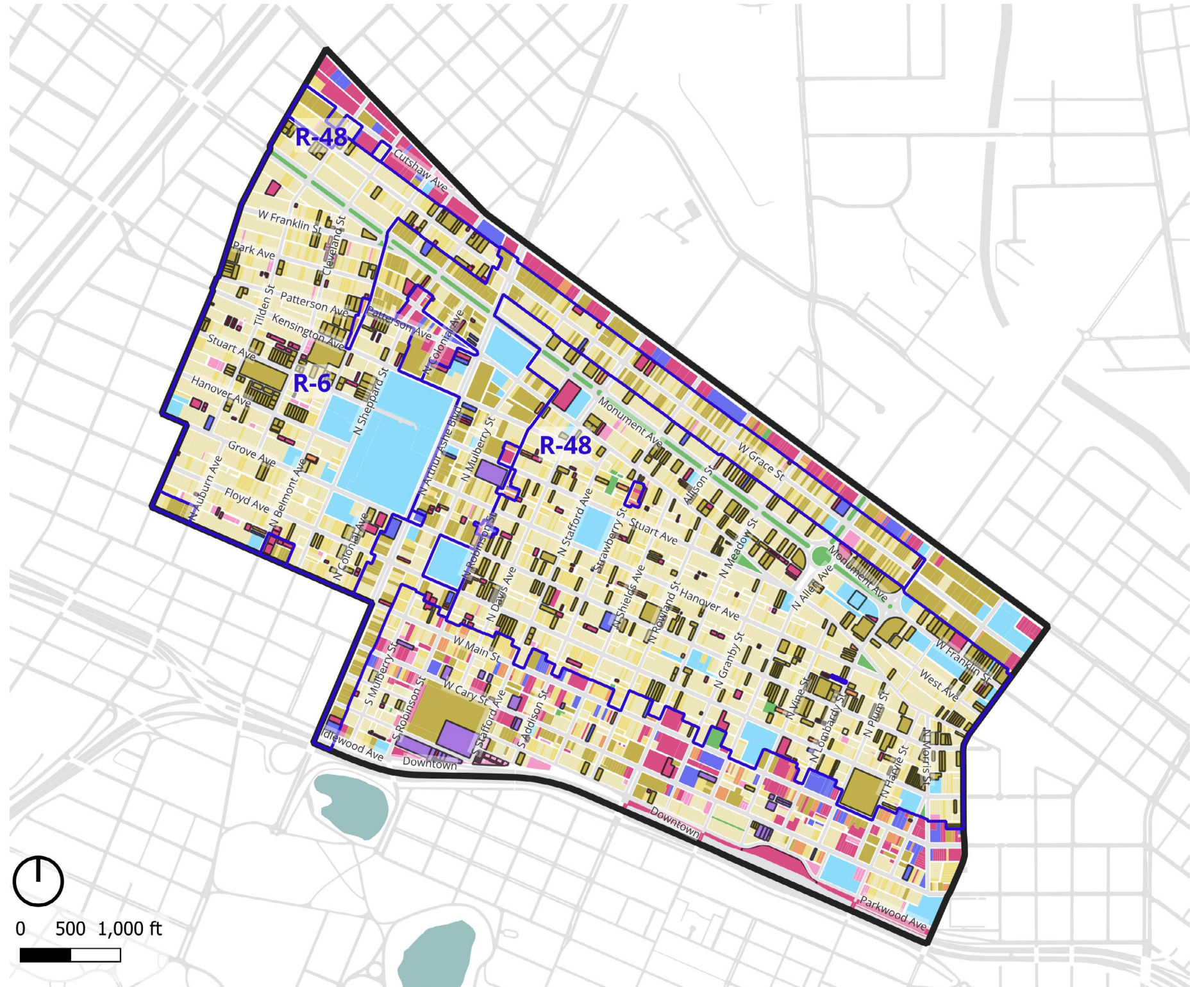
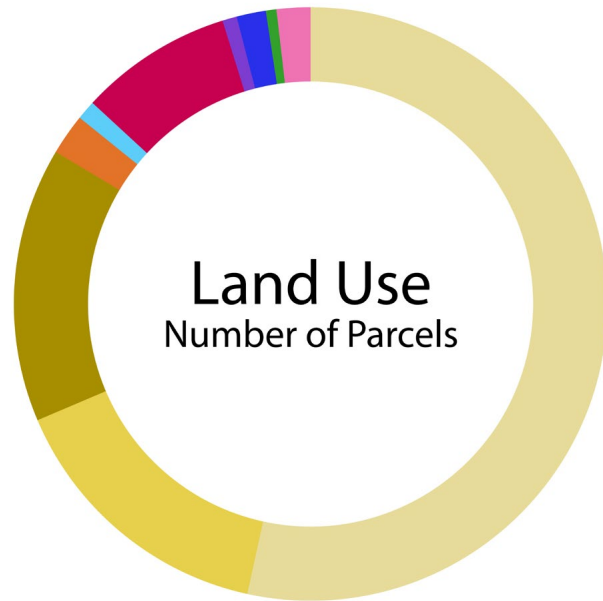
## 2. THE FAN / MUSEUM DISTRICT





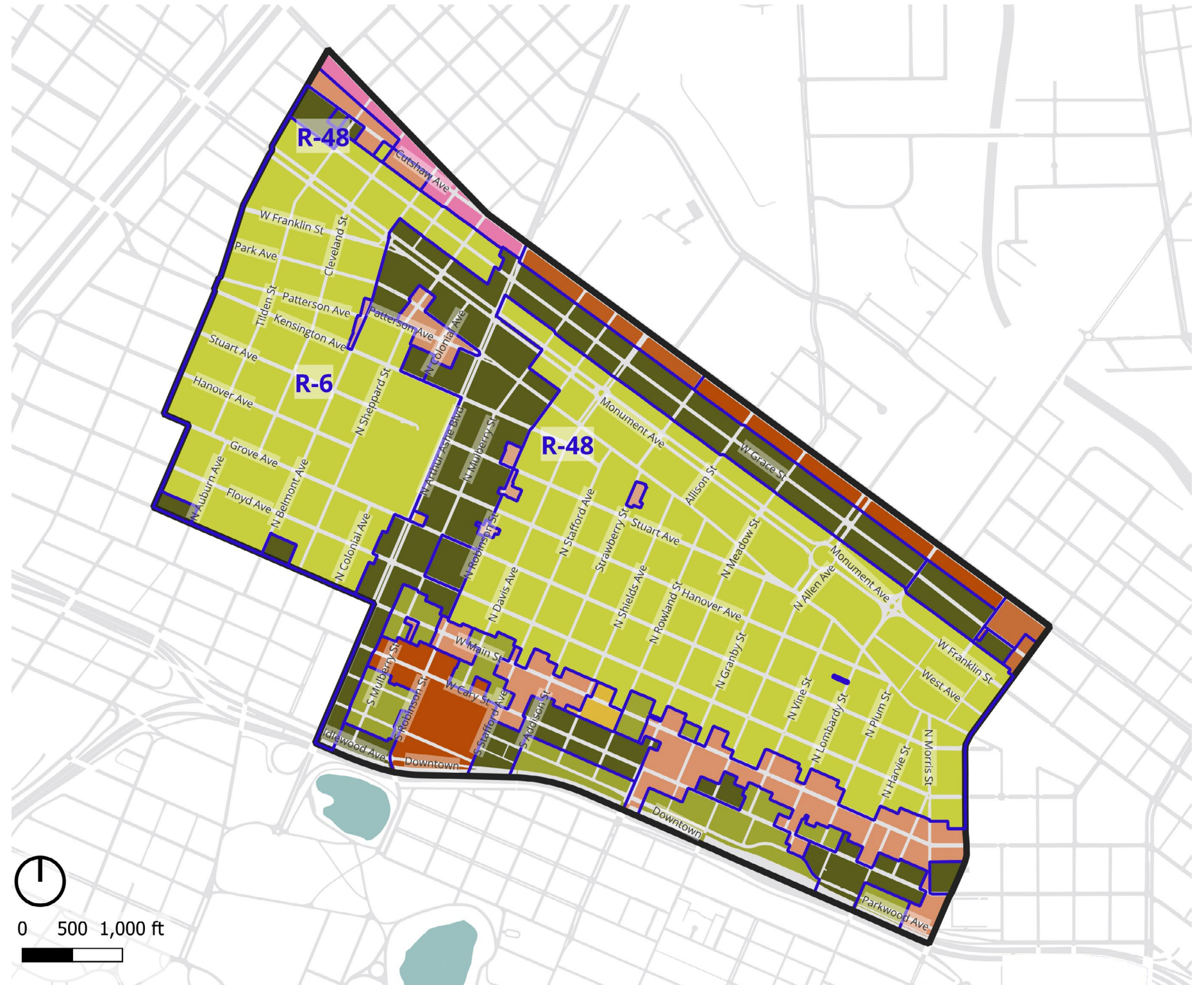
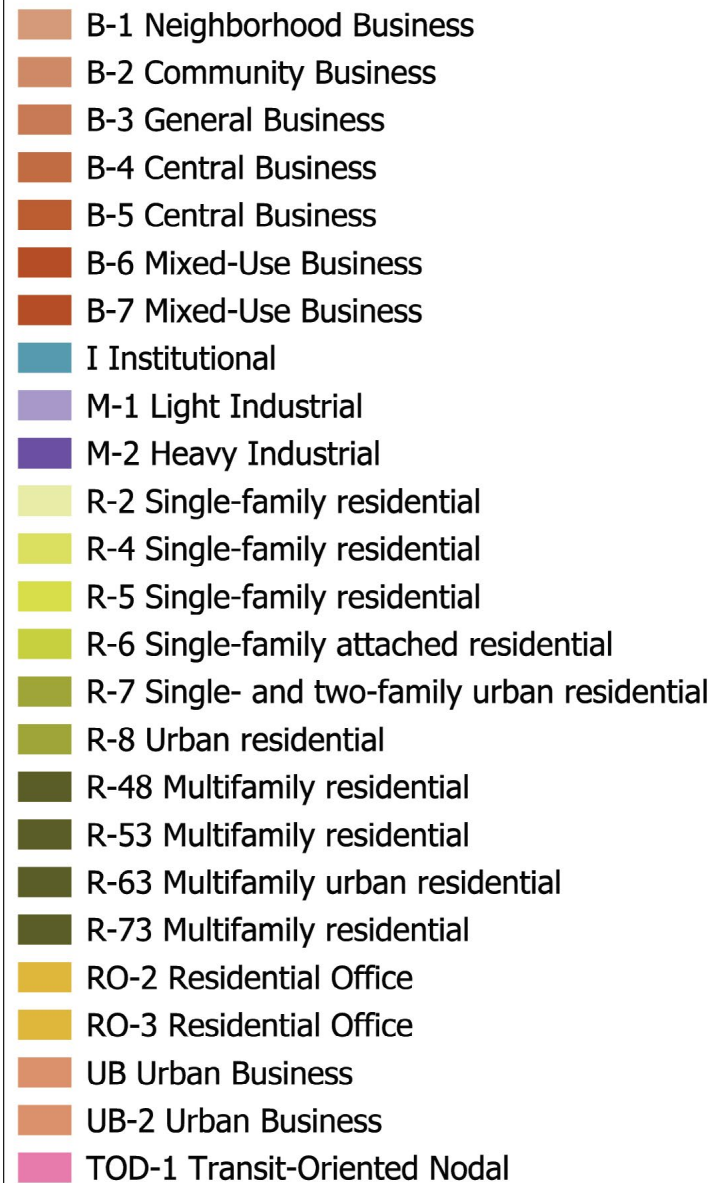
## 2. The Fan / Museum District

### LAND USE





## CURRENT ZONING

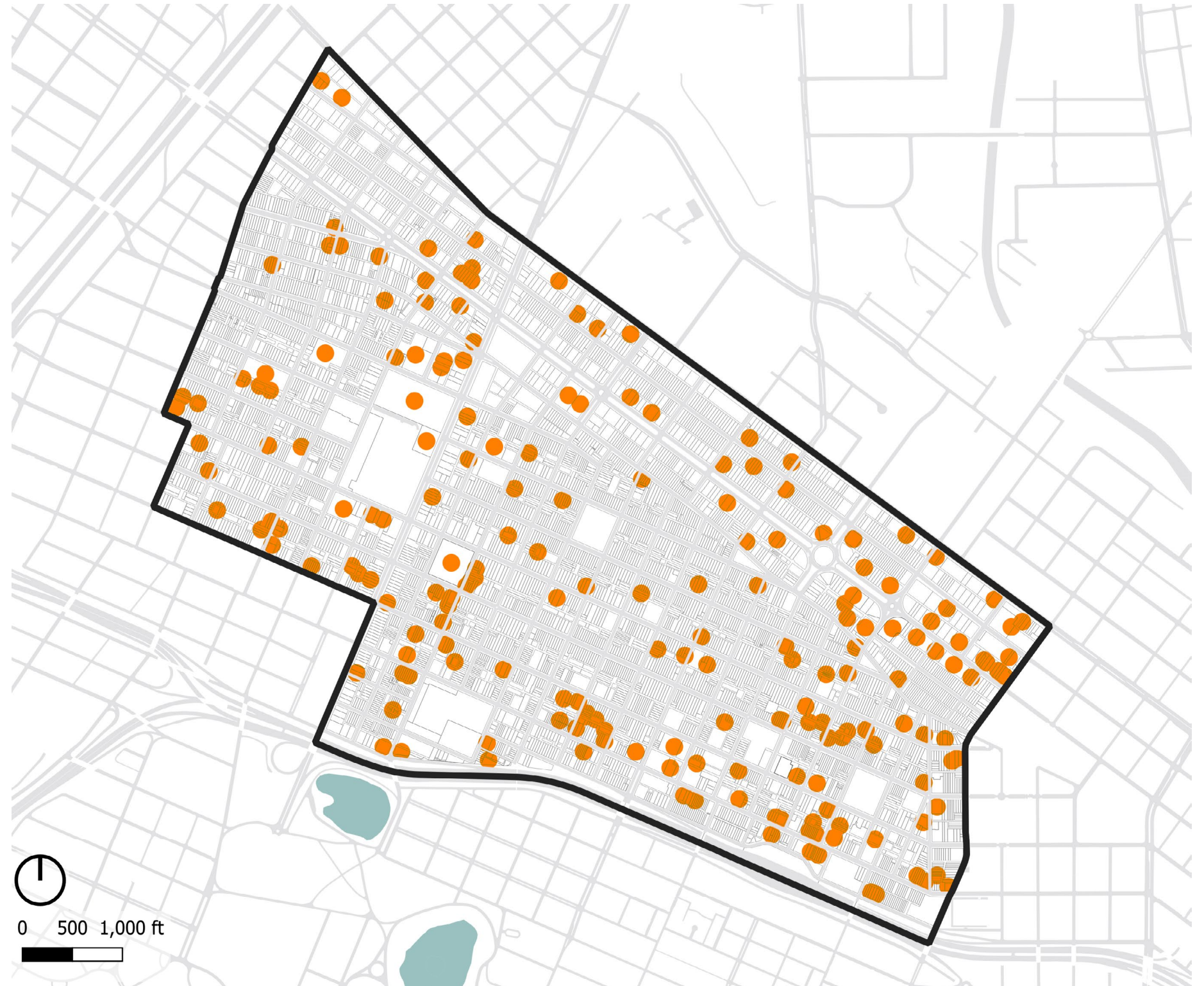




## 2. The Fan / Museum District

# SPECIAL USE PERMITS

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



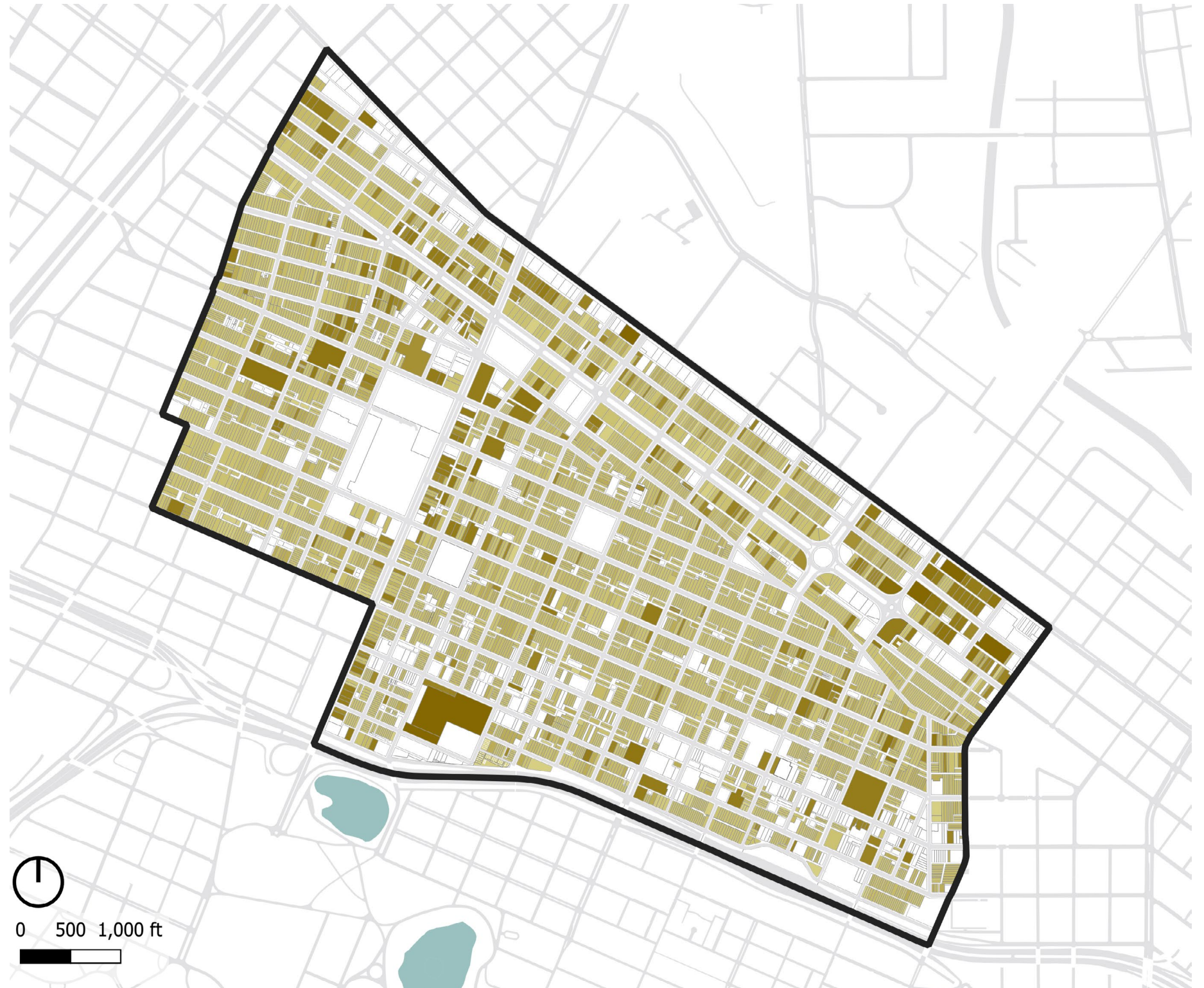


## 2. The Fan / Museum District

# RESIDENTIAL TYPOLOGY

### Residential Parcel Typology

- 100+ Units
- 50+ Units
- 25-99 Units
- 10-50 Units
- 5-49 Units
- 1-10 Units
- Multi-Family
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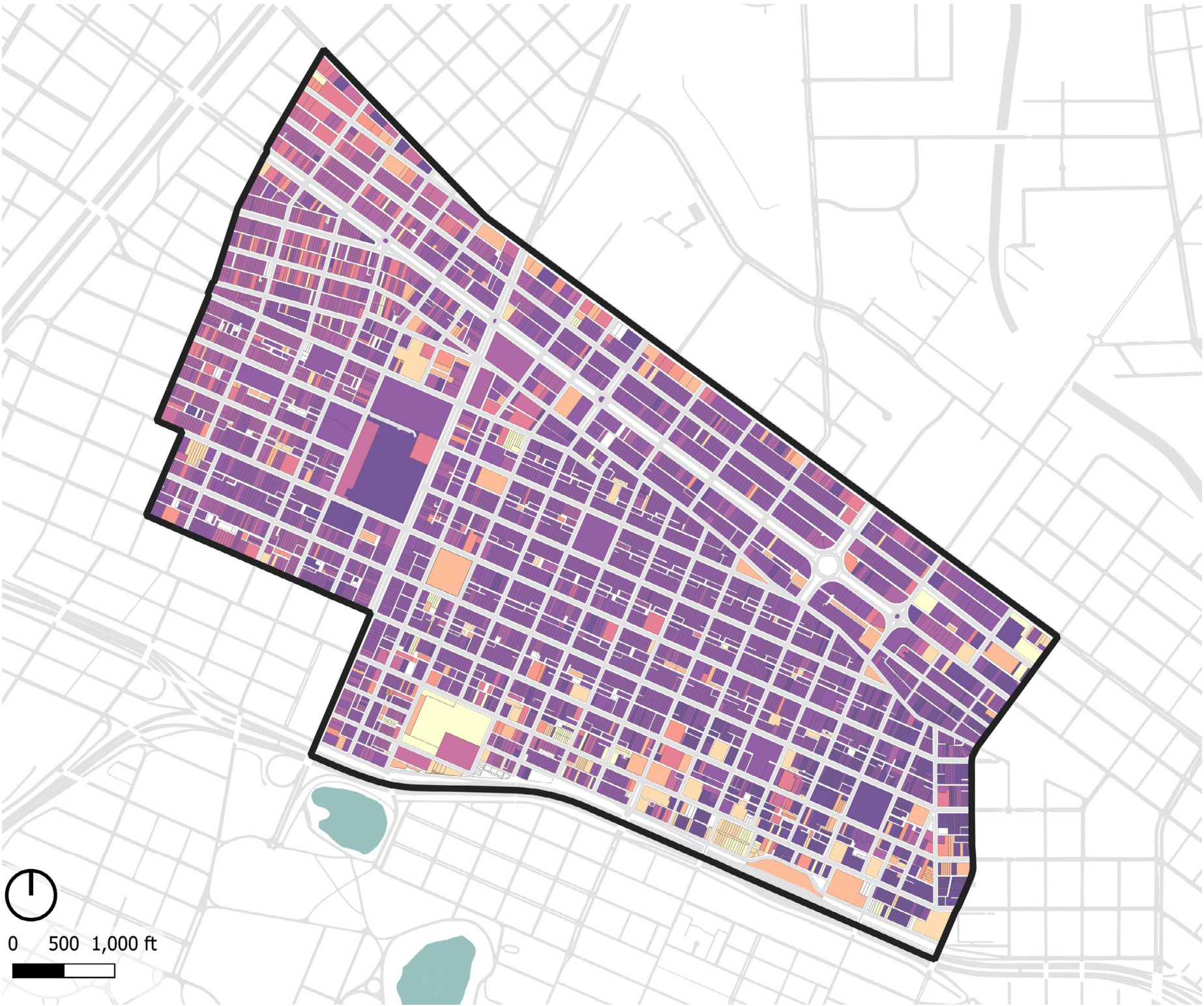
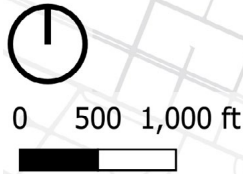
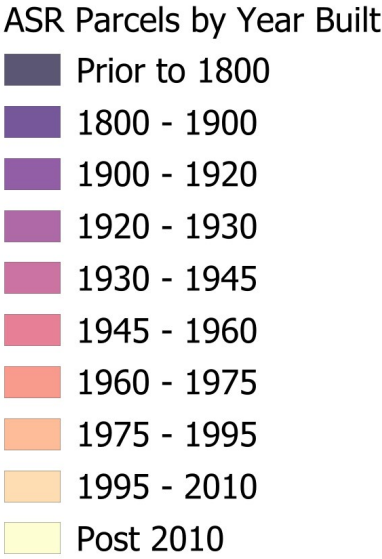




2. The Fan / Museum District

# HISTORIC PATTERN

Parcels by Year built



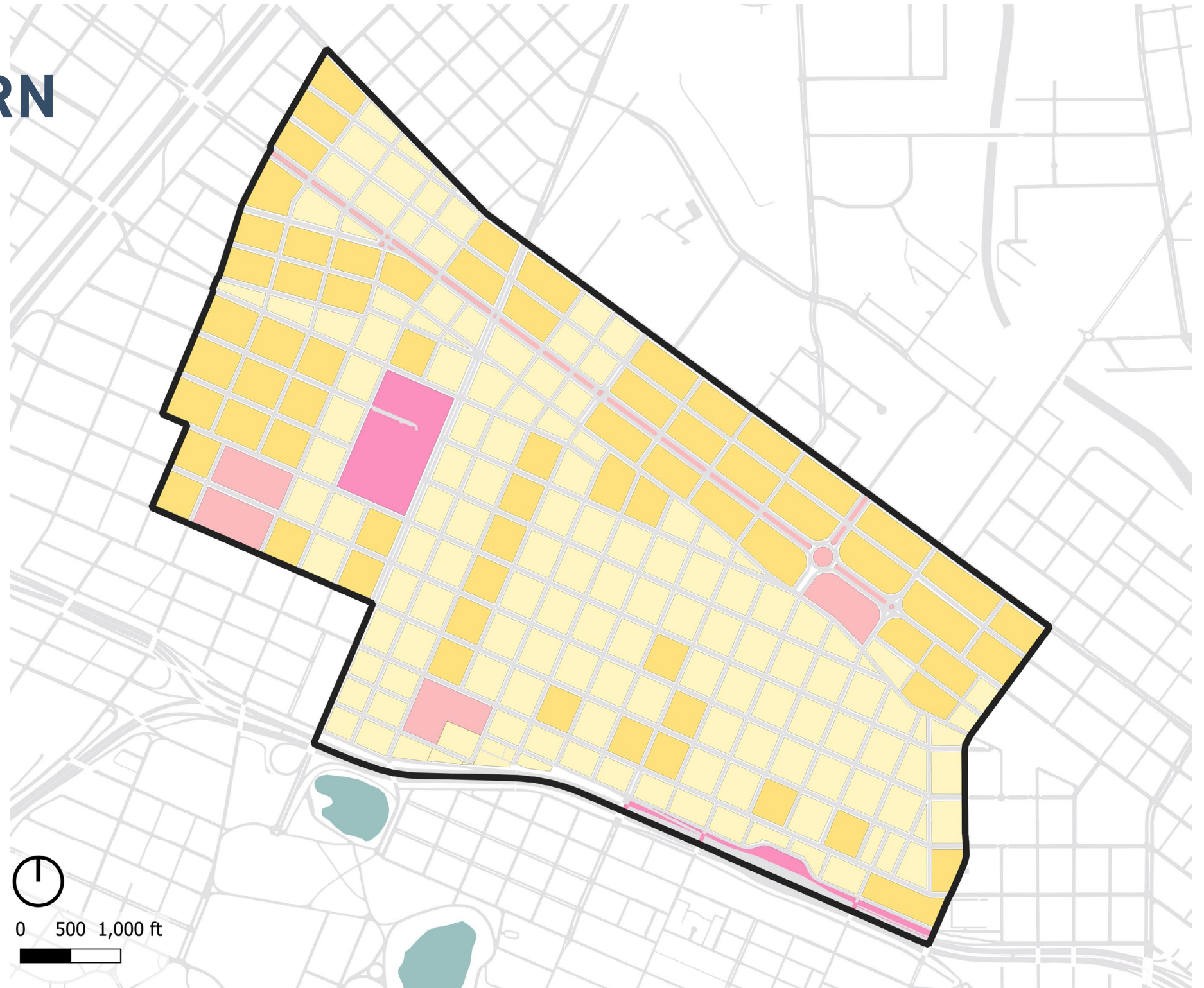
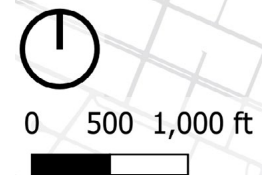
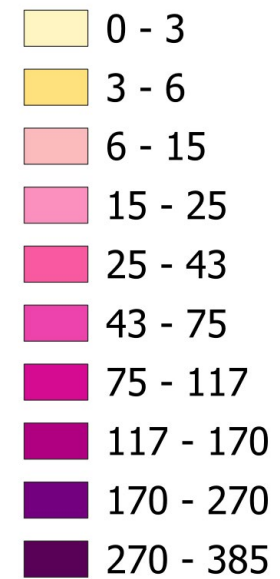


## 2. The Fan / Museum District

# URBAN FABRIC PATTERN

Blocks by size.

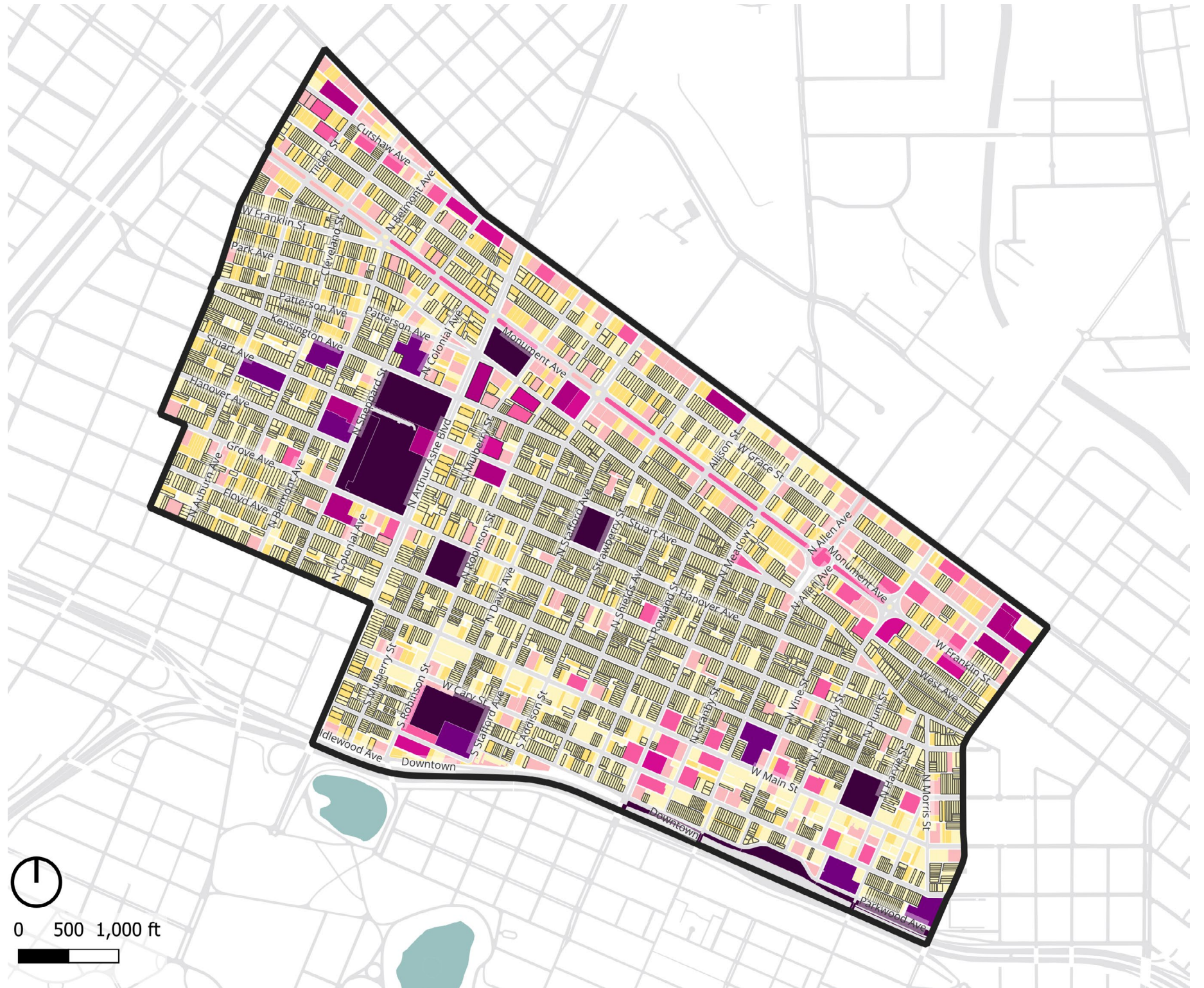
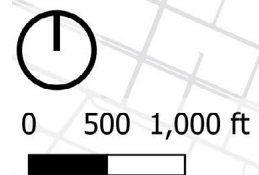
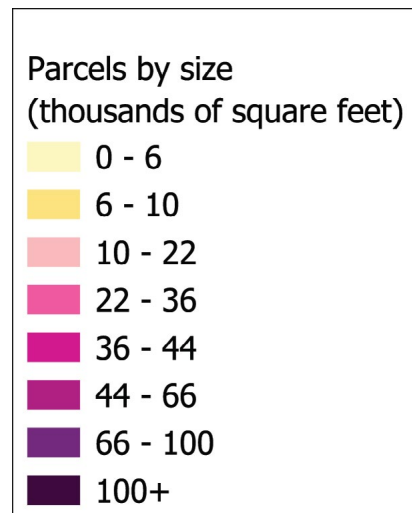
City Block Size (Acres)





## 2. The Fan / Museum District

### PARCEL SIZES

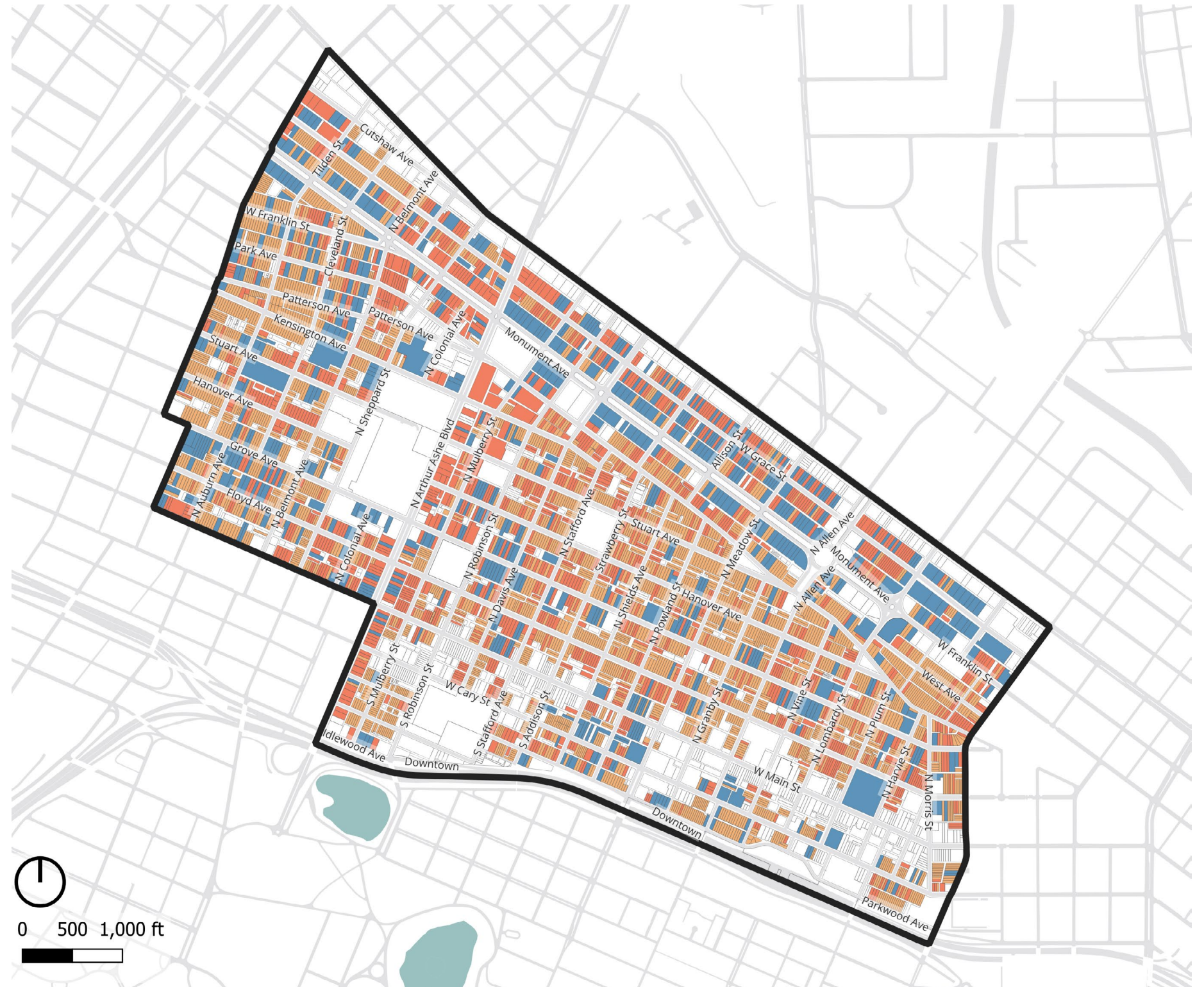
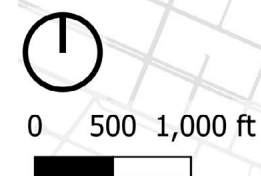
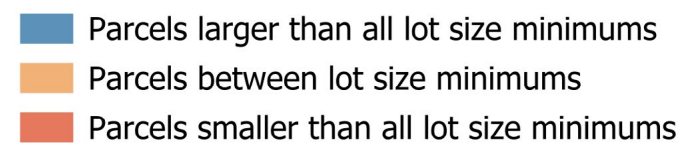




# PARCEL SIZE NONCONFORMITY

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

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

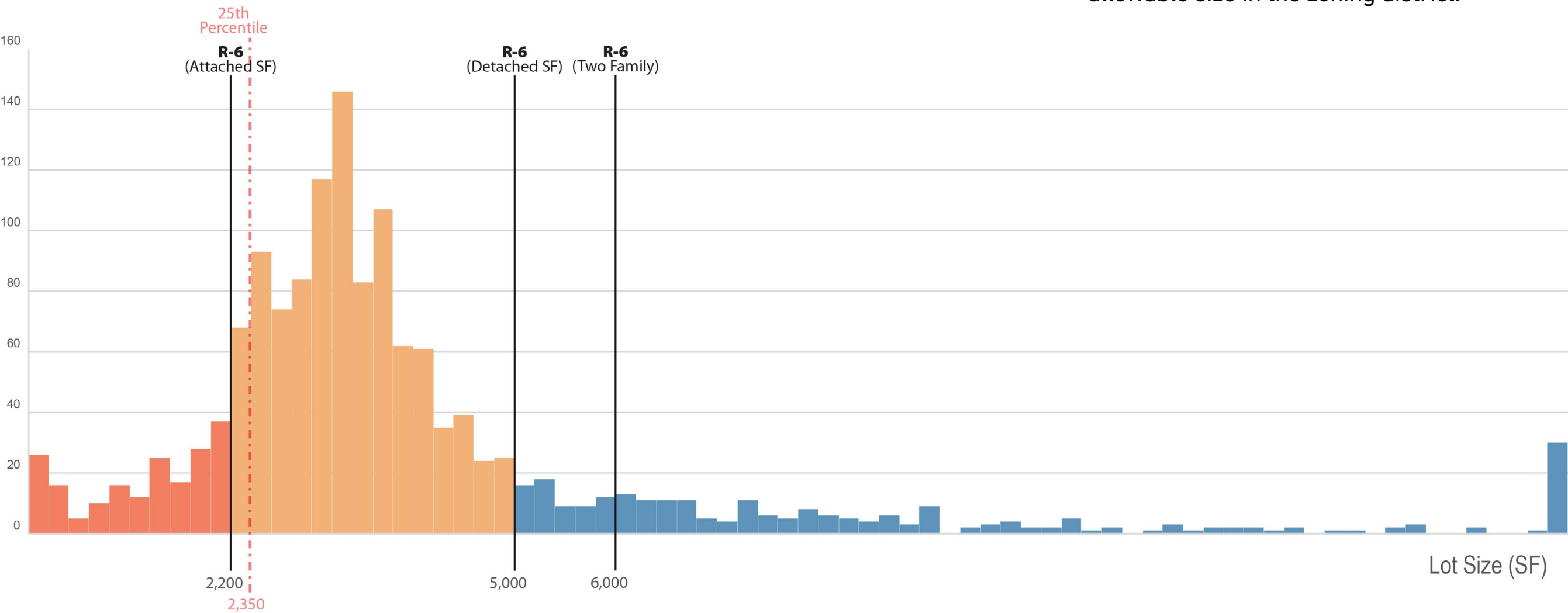


2. The Fan / Museum District

PARCEL SIZE DISTRIBUTION

Distribution by parcel size 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 smaller than the smallest allowable size in the zoning district.

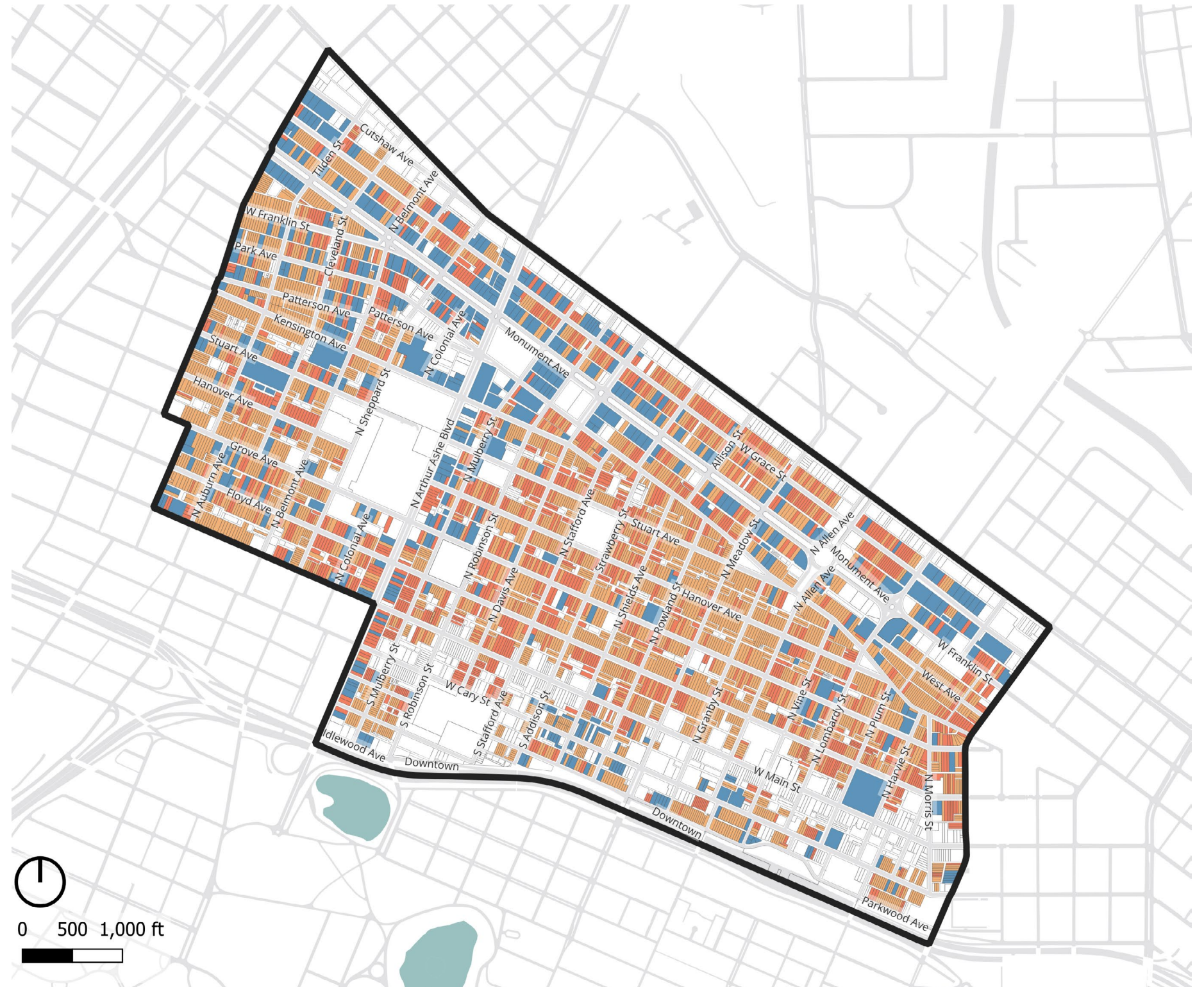
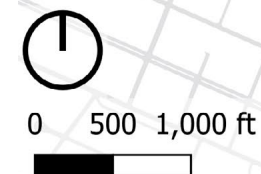
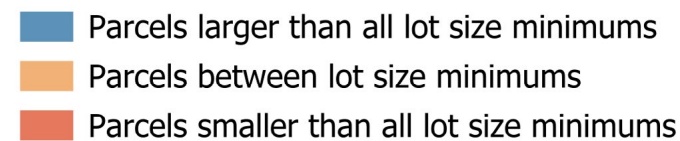




# PARCEL FRONTAGE NONCONFORMITY

Parcels in orange are narrower than the narrowest allowable frontage in the zoning district.

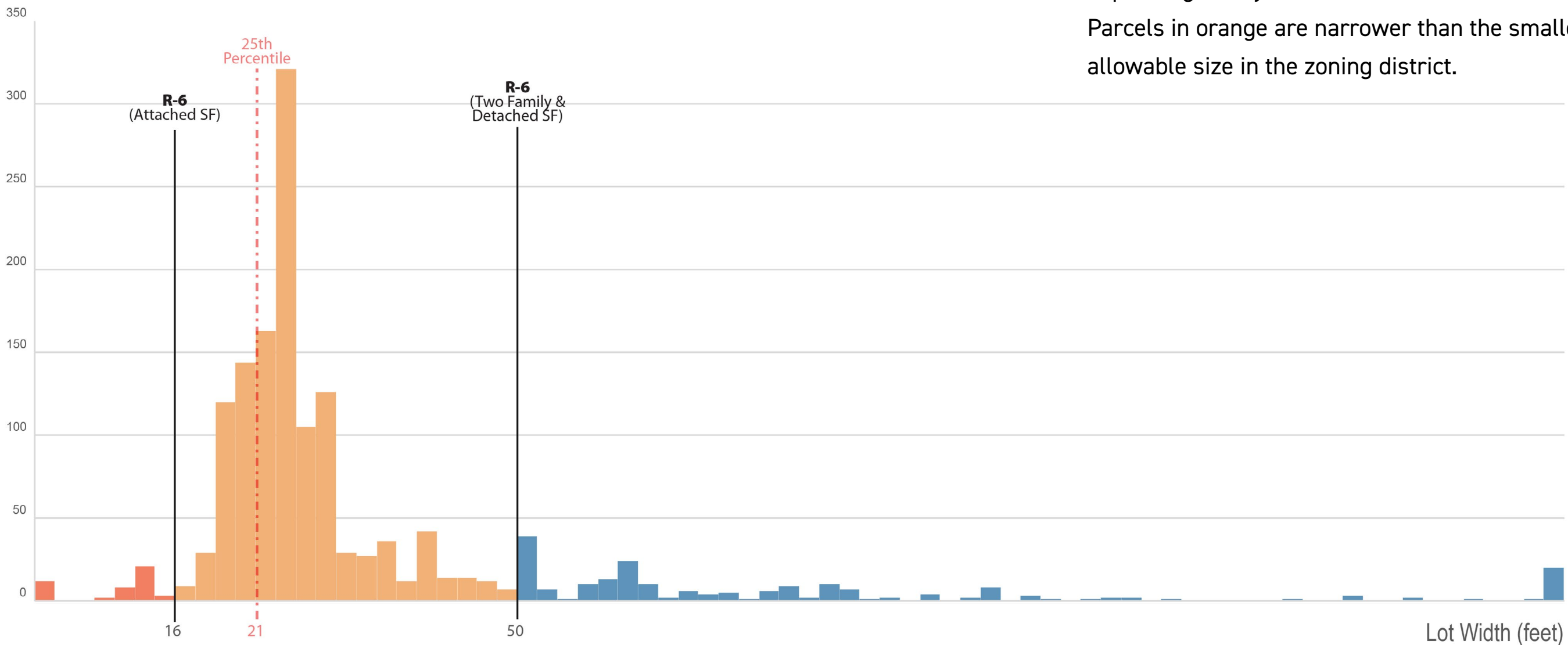
District	Property Type	Min Lot Width (ft)
R-6	SFD	50
	SFA	16
	2FD or 2FA	50



2. The Fan / Museum District

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.



## 2. The Fan / Museum District

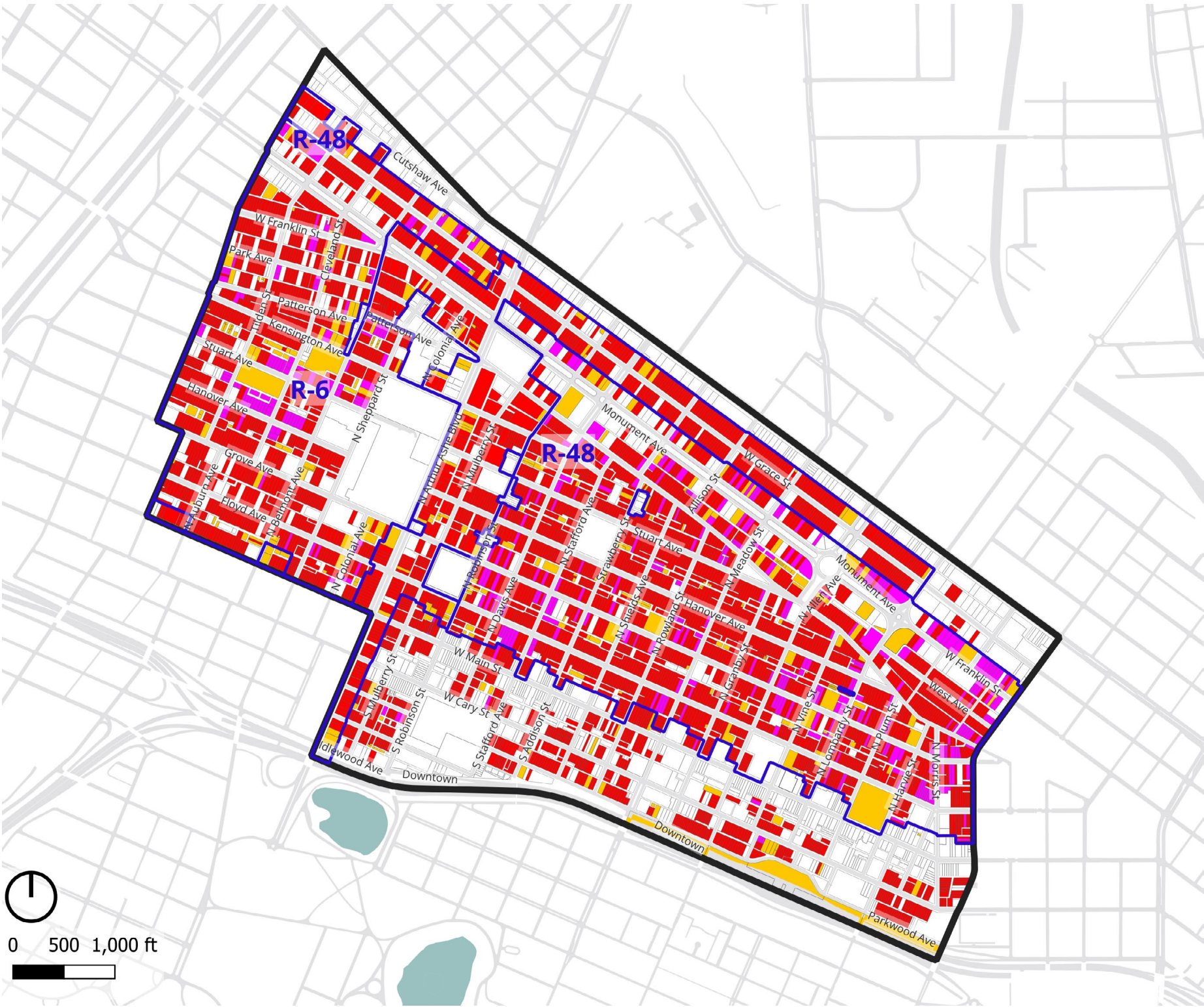
# NONCONFORMITIES

Between **55%** and up to **83%** of all parcels in The Fan & Museum District are nonconforming based on form (lot size, lot coverage, building height, frontage) and/or use.

6%	Due to Use
42% to 69%	Due to Form
7%	Due to Both

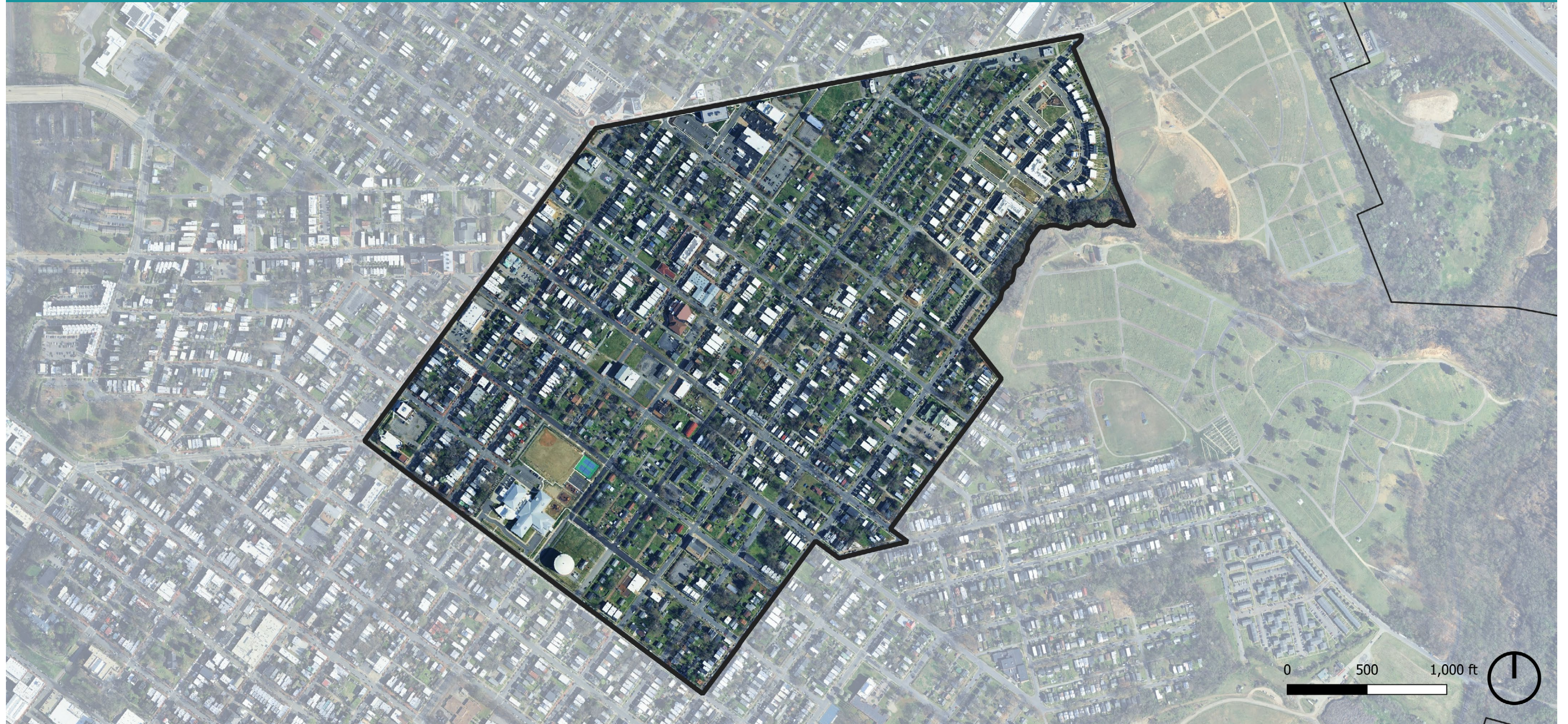
### Predominantly zoned R-6 and R-48

\* The map is showing the high range of nonconformities using the required minimum for detached buildings.





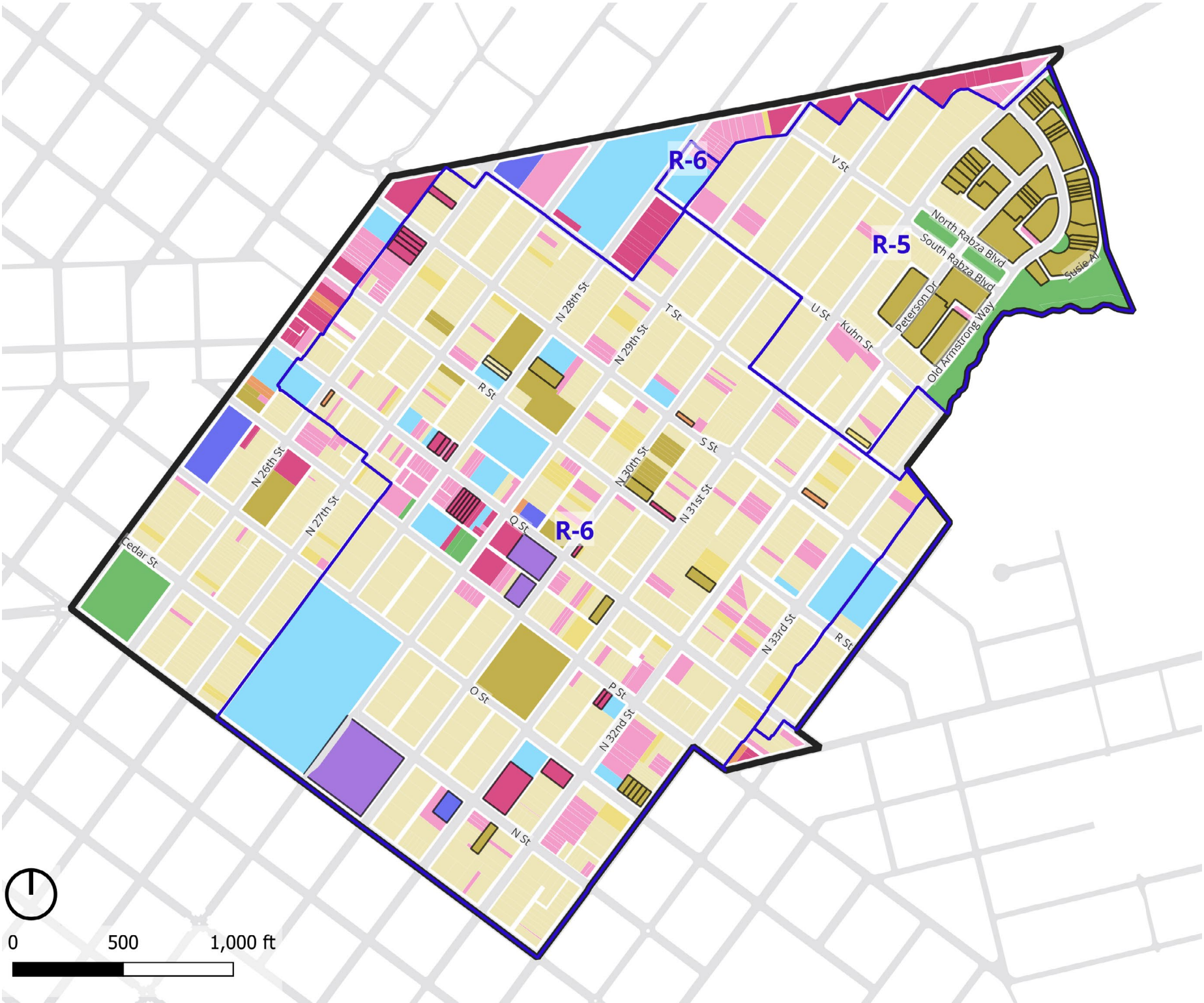
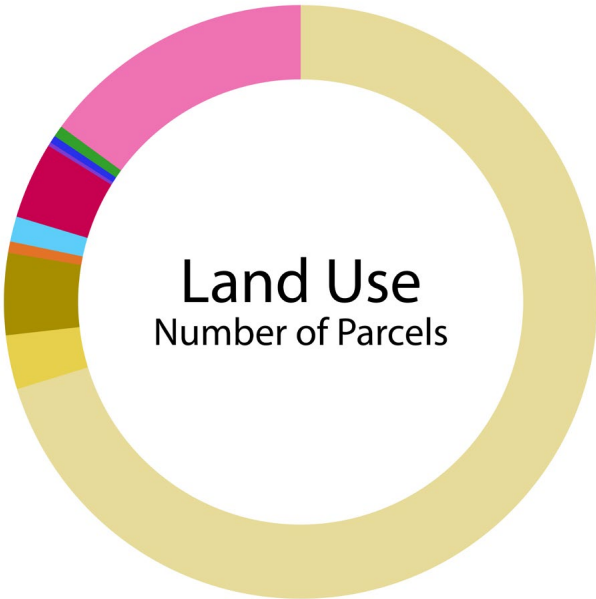
# 3. CHURCH HILL NORTH





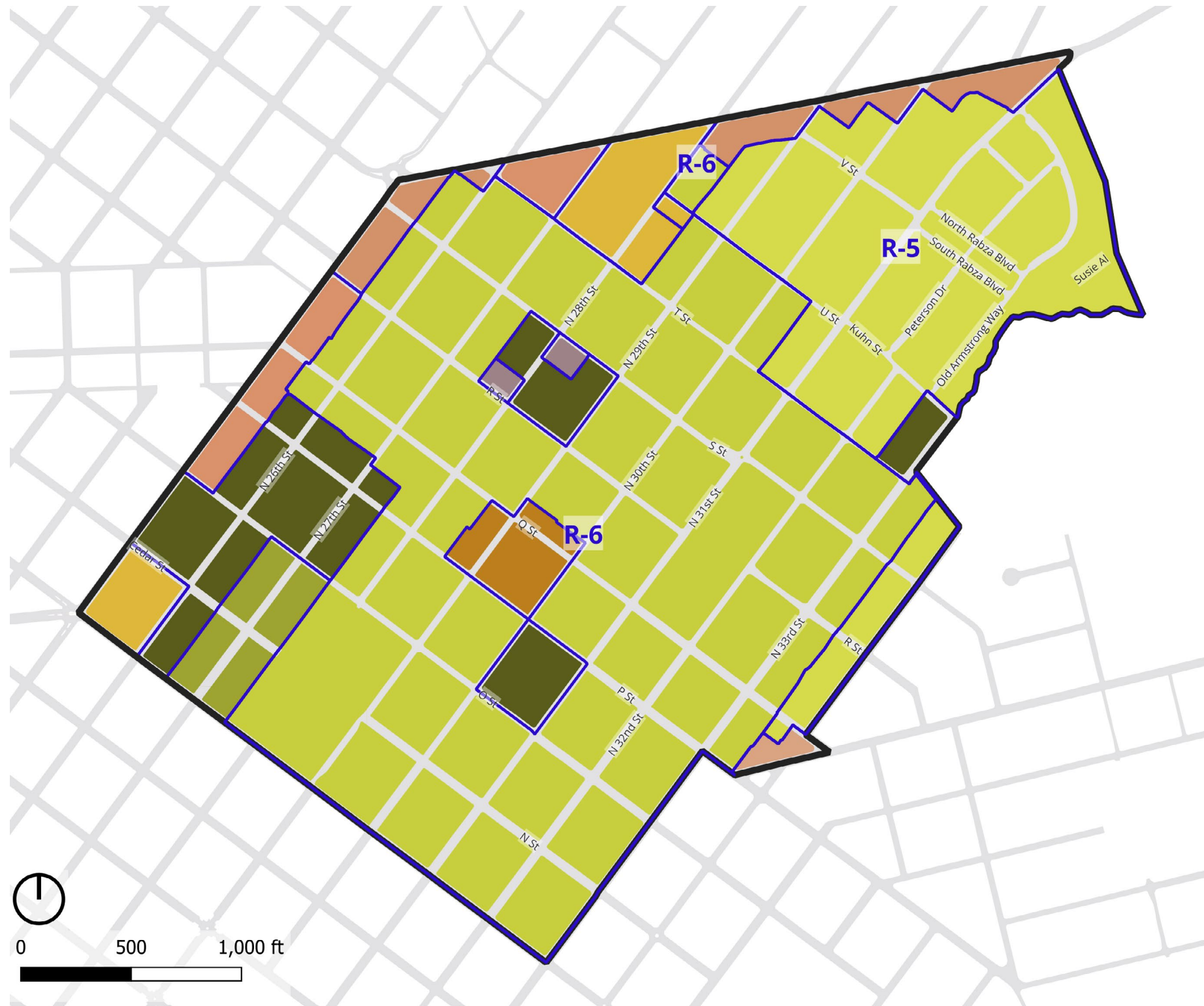
3. Church Hill North

# LAND USE





## CURRENT ZONING





### 3. Church Hill North

## SPECIAL USE PERMITS

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

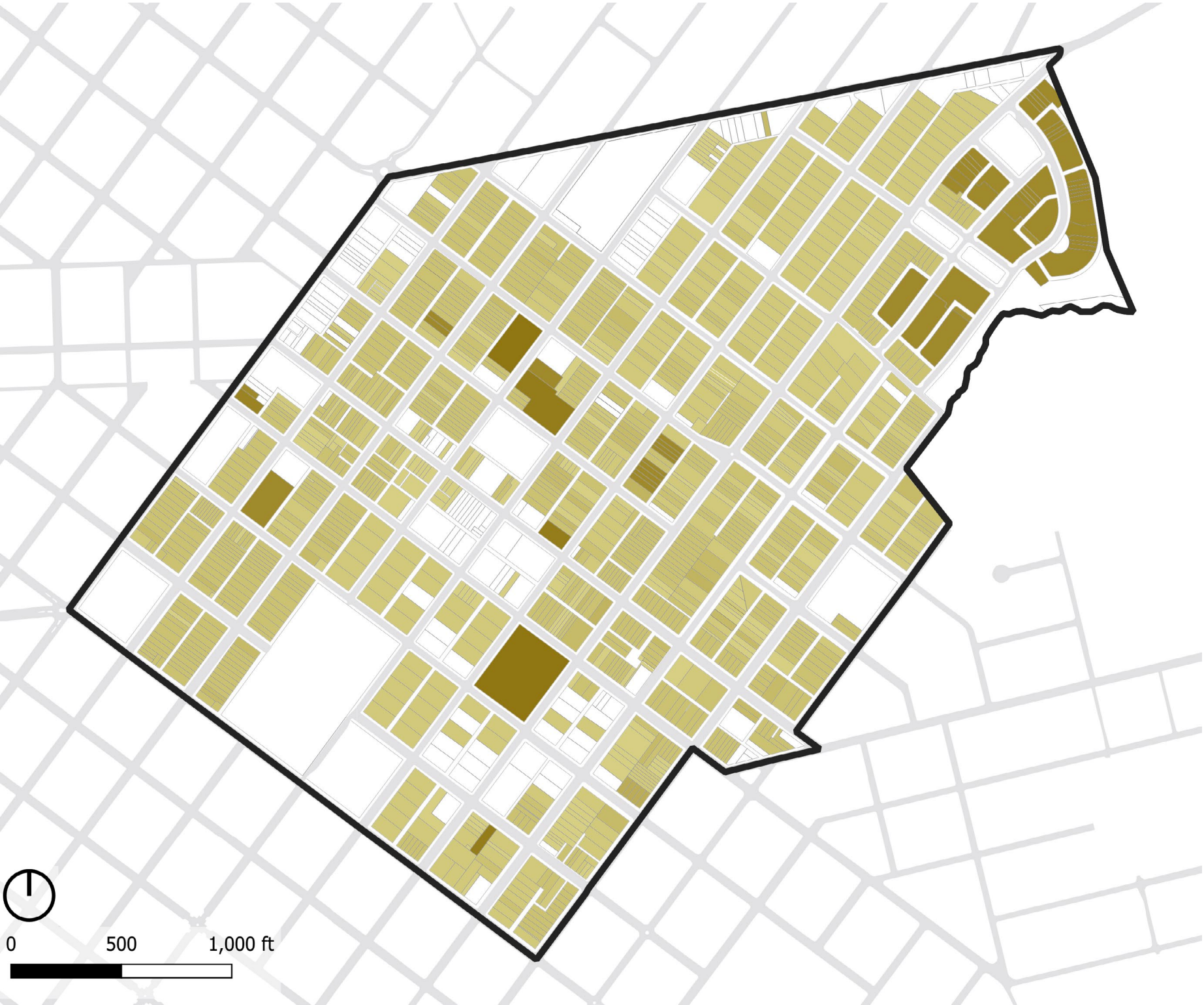




3. Church Hill North

# RESIDENTIAL TYPOLOGY

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



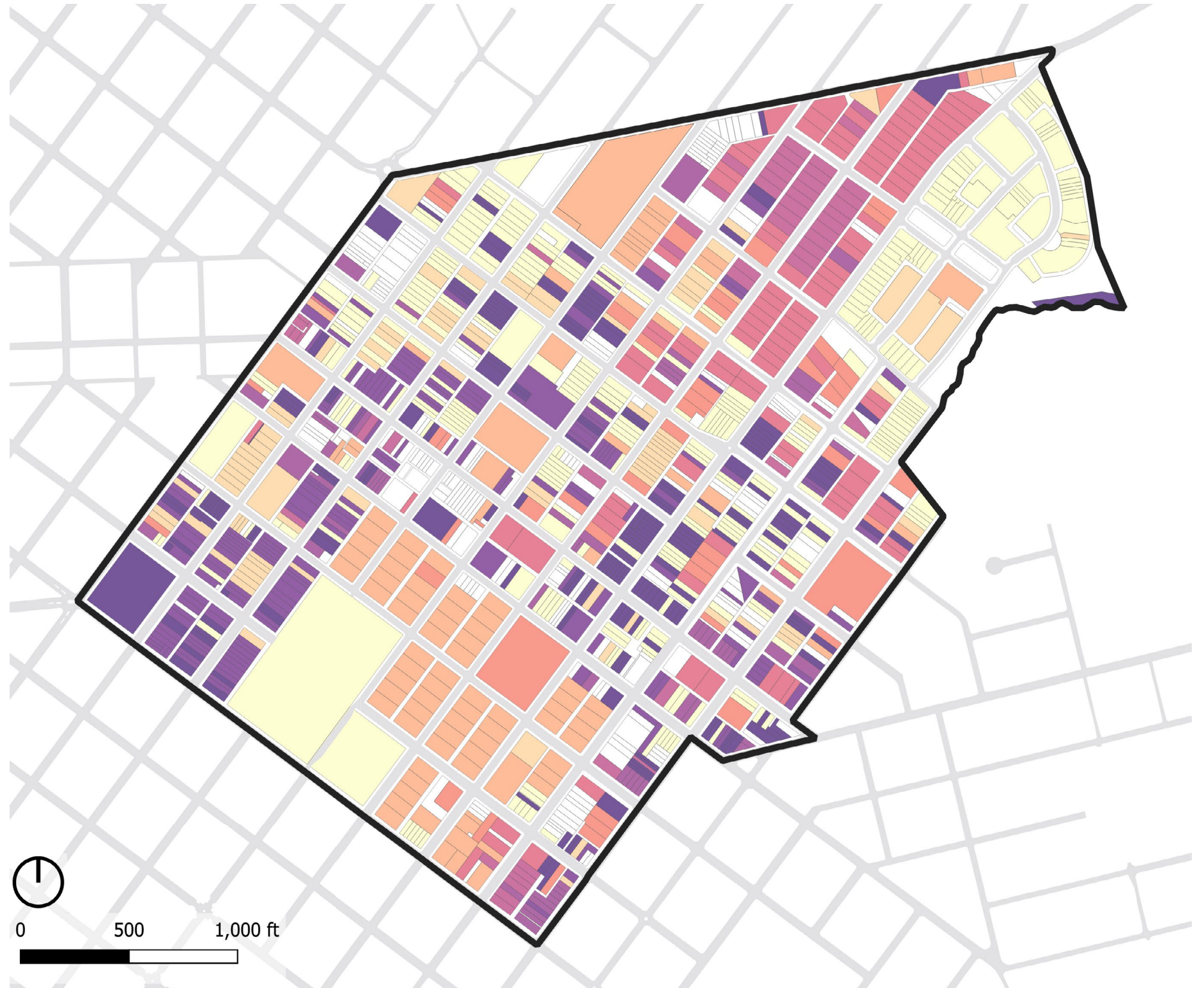
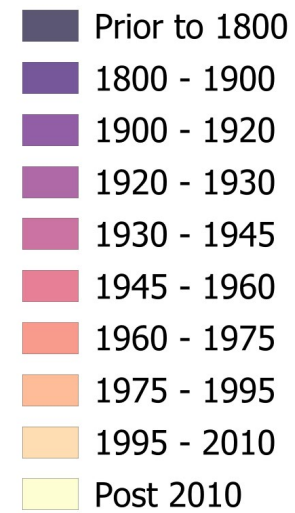


### 3. Church Hill North

## HISTORIC PATTERN

Parcels by Year built

ASR Parcels by Year Built

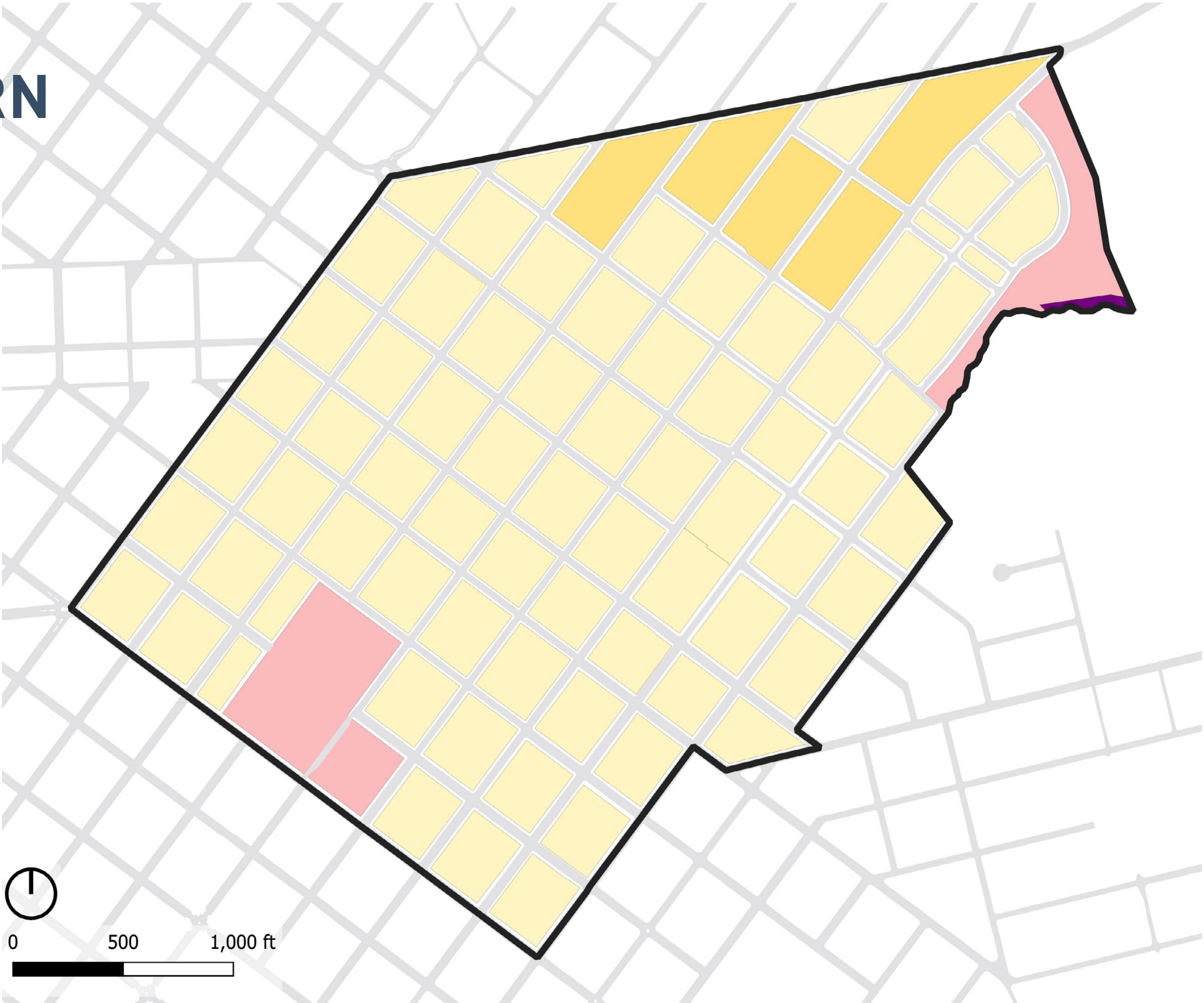
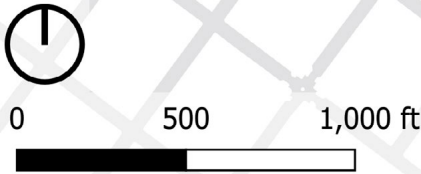
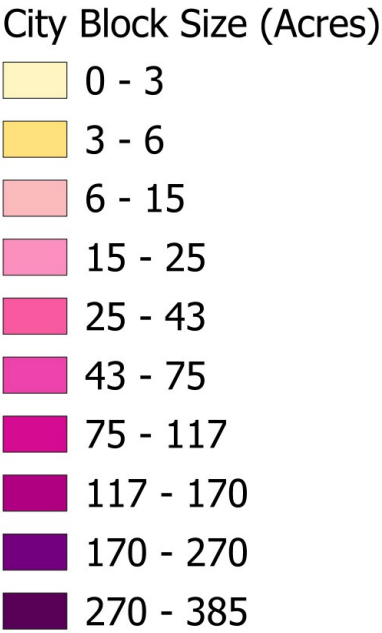




3. Church Hill North

URBAN FABRIC PATTERN

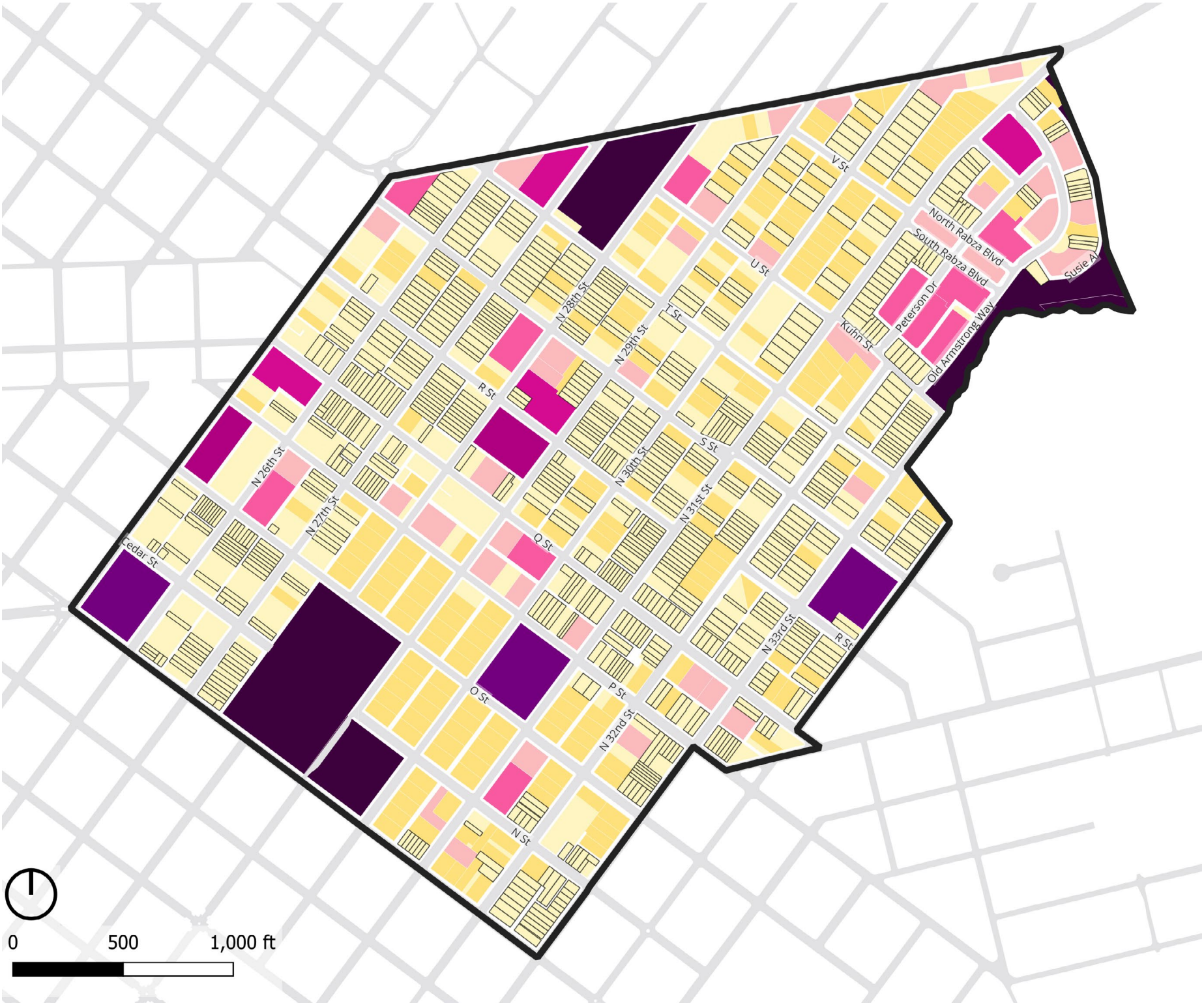
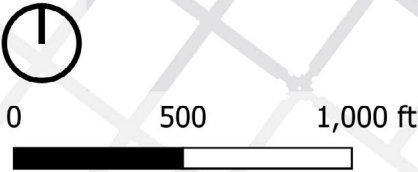
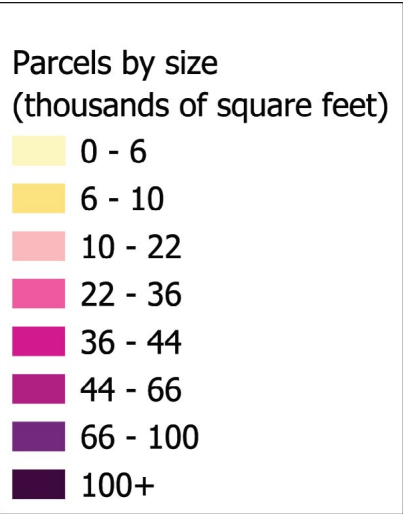
Blocks by size.





3. Church Hill North

# PARCEL SIZES





### 3. Church Hill North

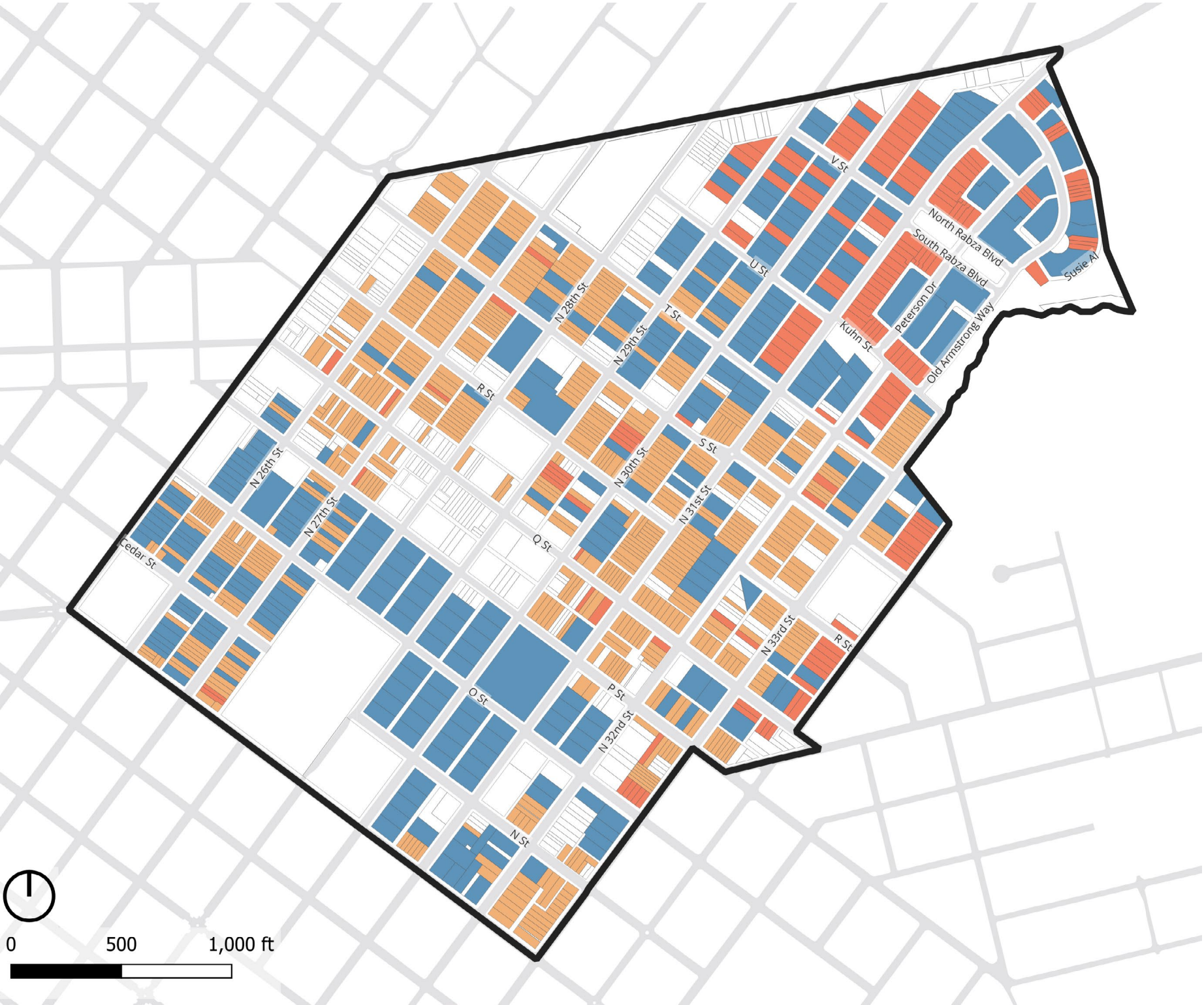
# PARCEL SIZE NONCONFORMITY

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

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

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

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

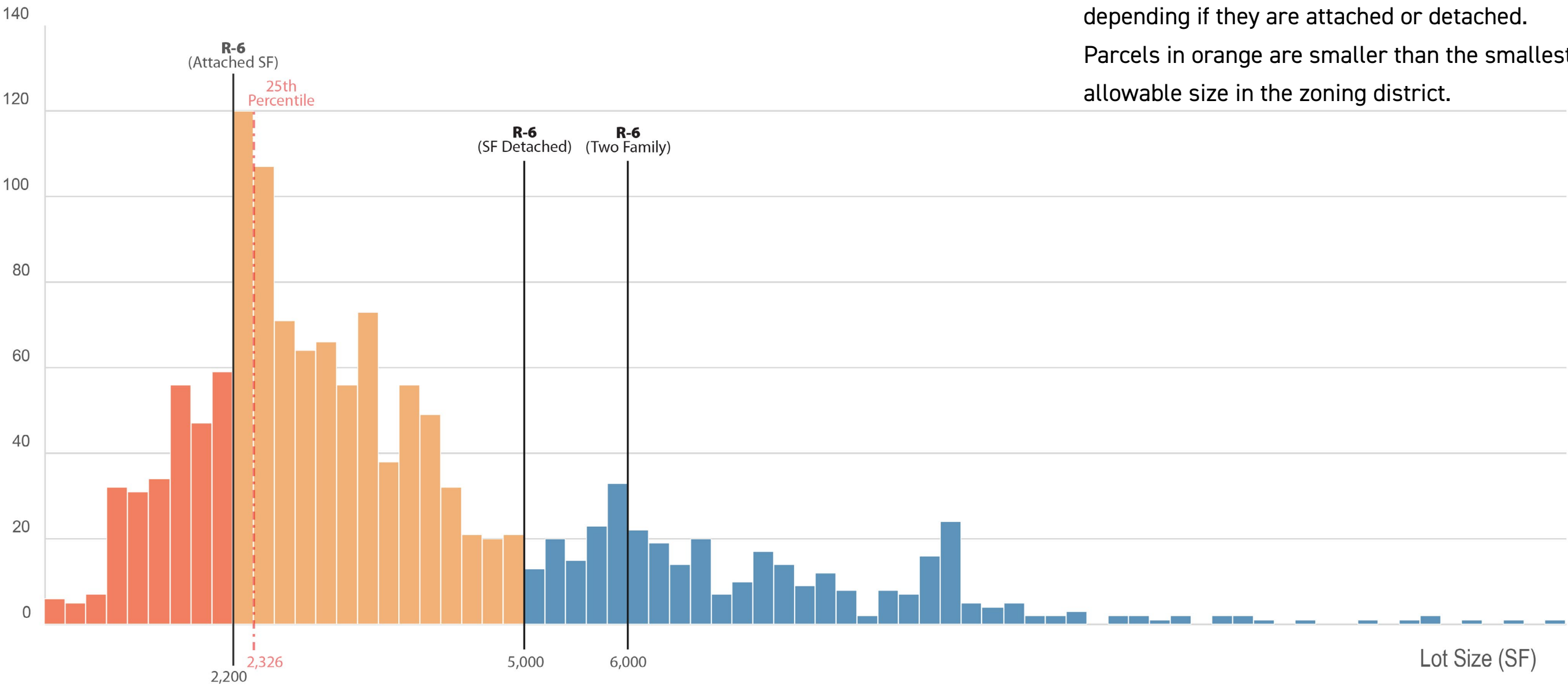




3. Church Hill North

# PARCEL SIZE DISTRIBUTION

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





3. Church Hill North

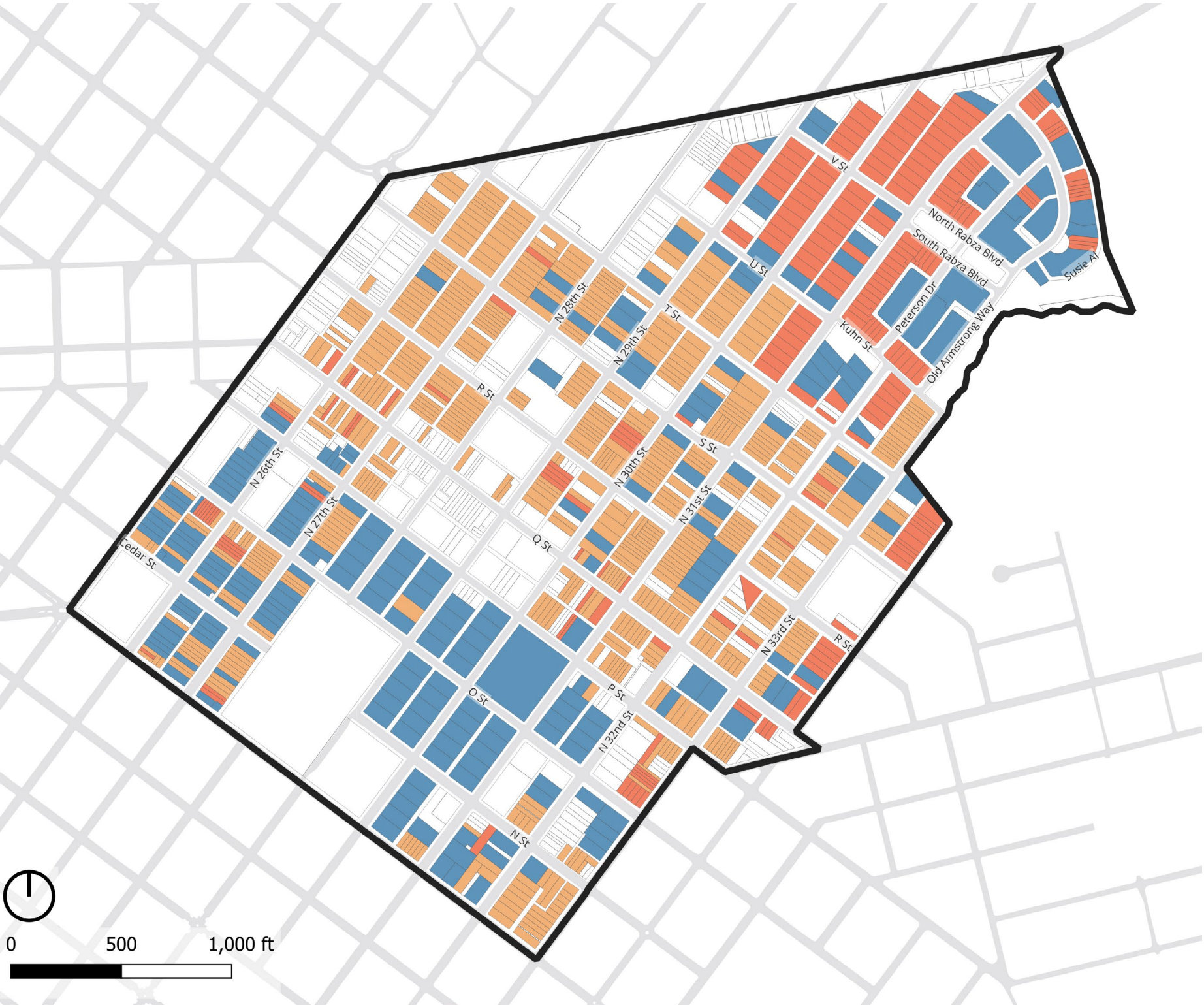
PARCEL FRONTAGE  
NONCONFORMITY

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

Parcels in orange are narrower than the narrowest allowable frontage in the zoning district.

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

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



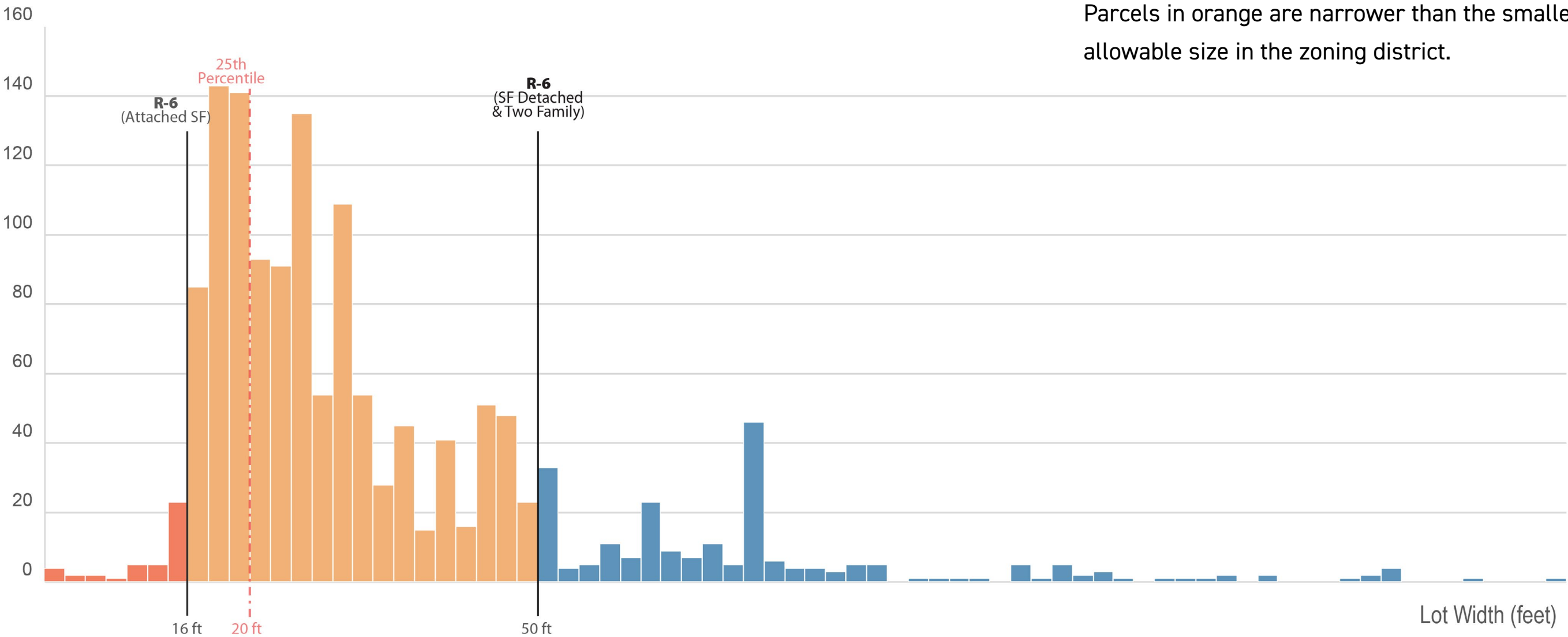


3. Church Hill North

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

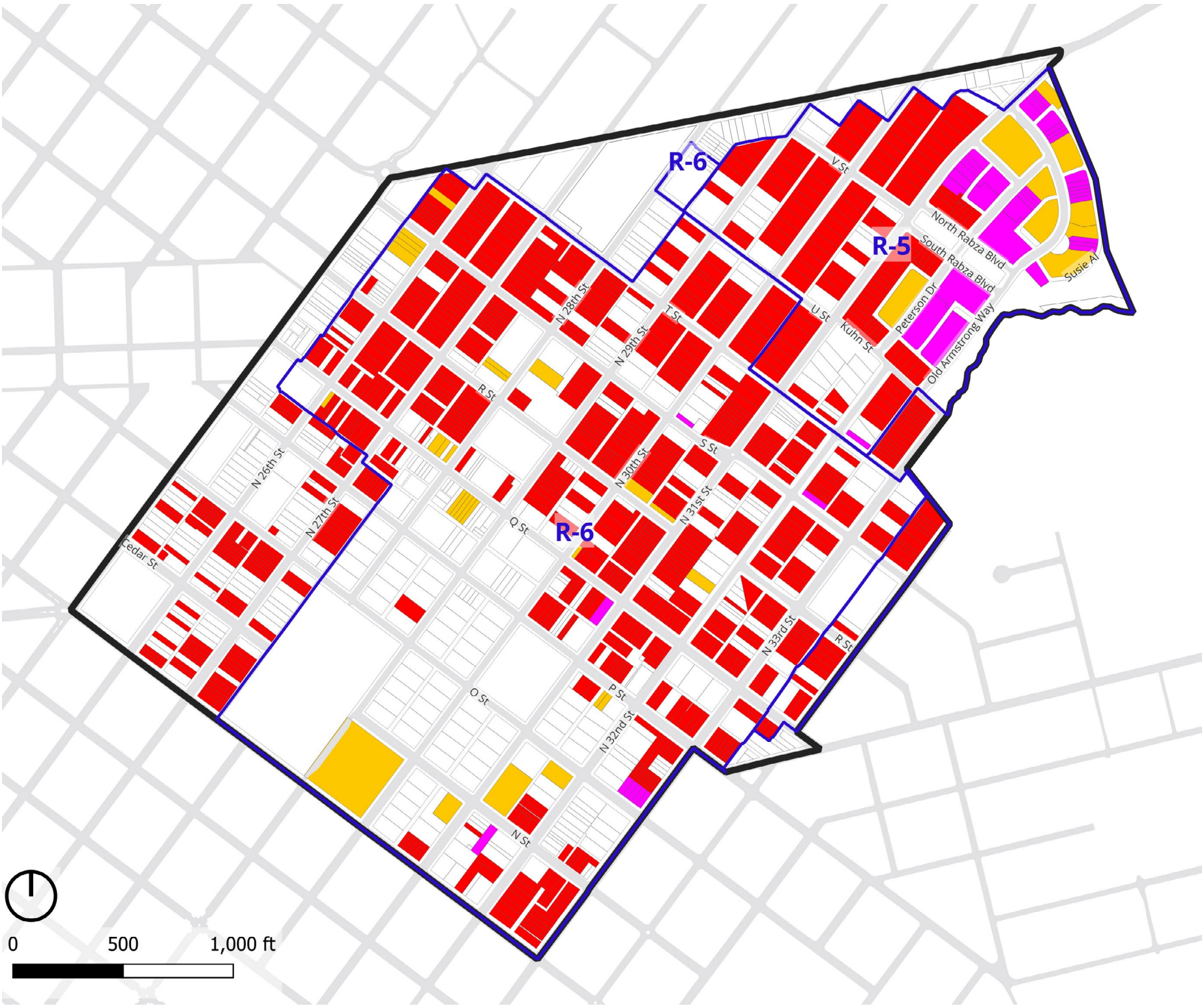
# NONCONFORMITIES

Between **25%** and up to **64%** of all parcels in Church Hill North are nonconforming based on form (lot size, lot coverage, building height, frontage) and/or use.

3%	Due to Use
19% to 58%	Due to Form
3%	Due to Both

## Predominantly zoned R-6 and R-5

\* The map is showing the high range of nonconformities using the required minimum for detached buildings.





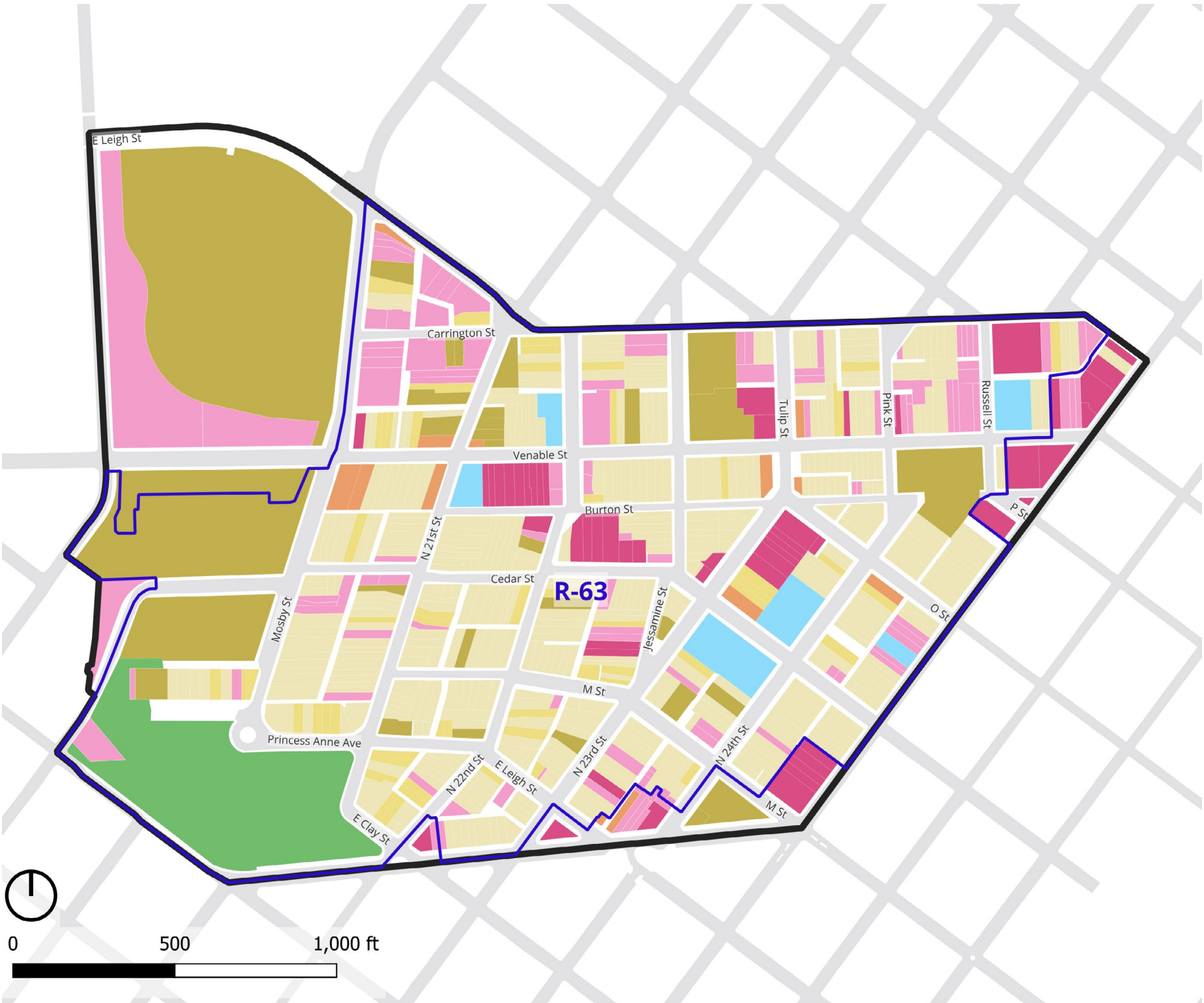
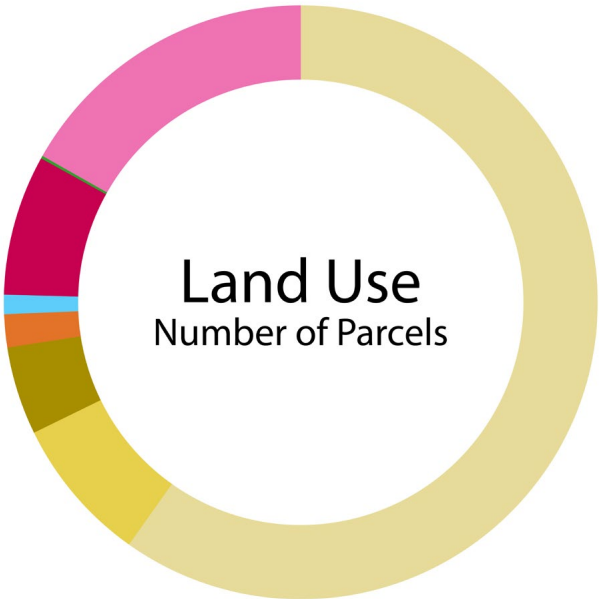
# 4. UNION HILL





4. Union Hill

LAND USE





## 4. Union Hill

# 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





#### 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



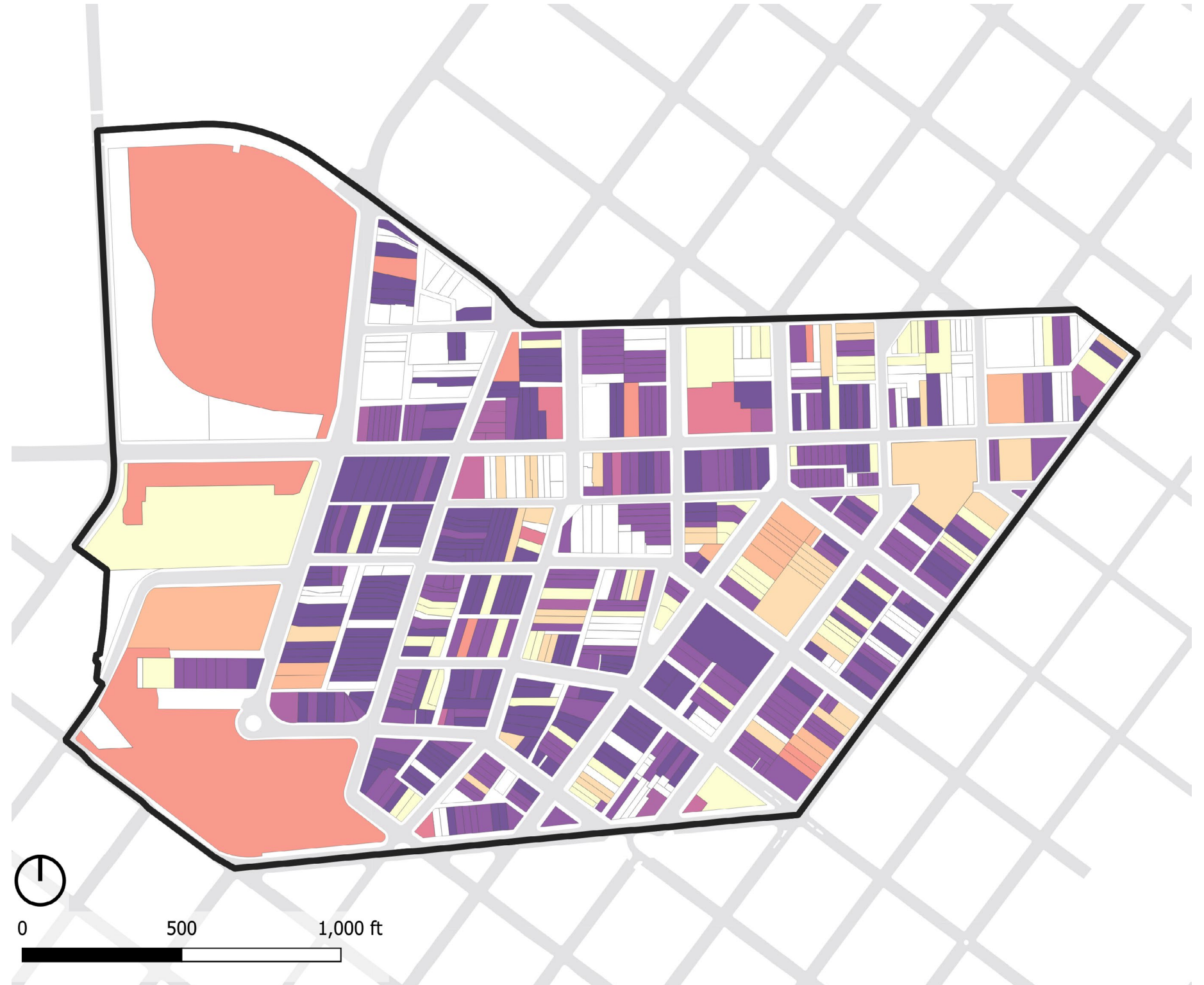
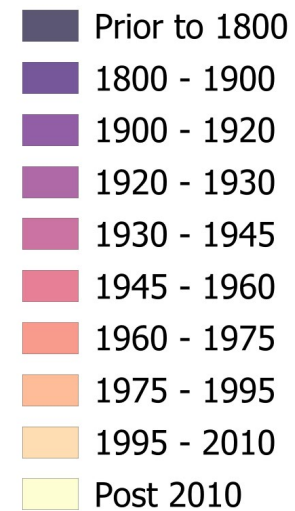


#### 4. Union Hill

# HISTORIC PATTERN

Parcels by Year built

ASR Parcels by Year Built



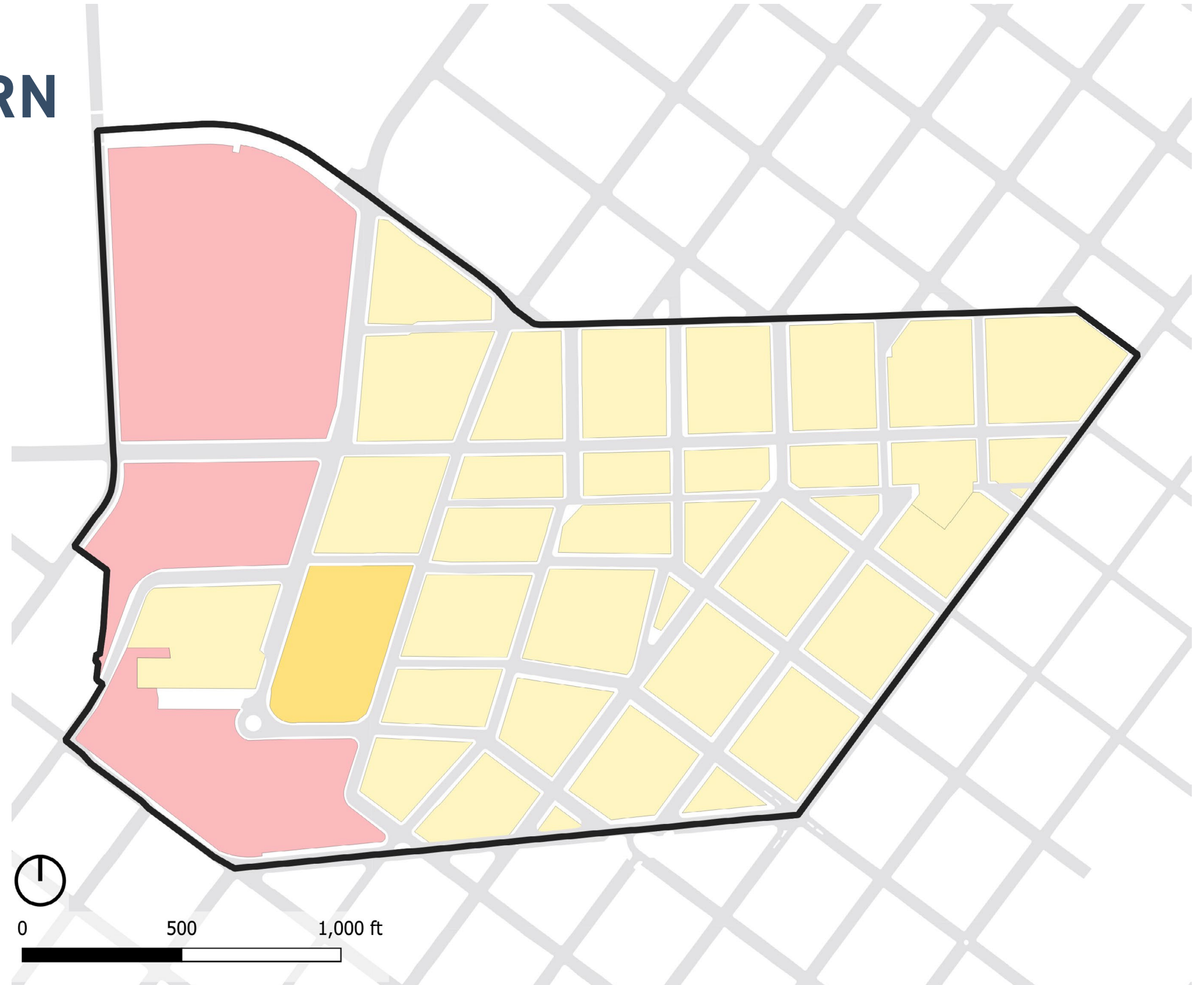
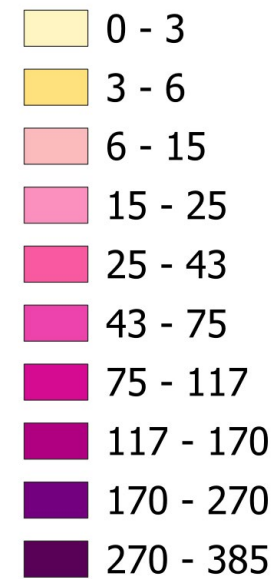


#### 4. Union Hill

## URBAN FABRIC PATTERN

Blocks by size.

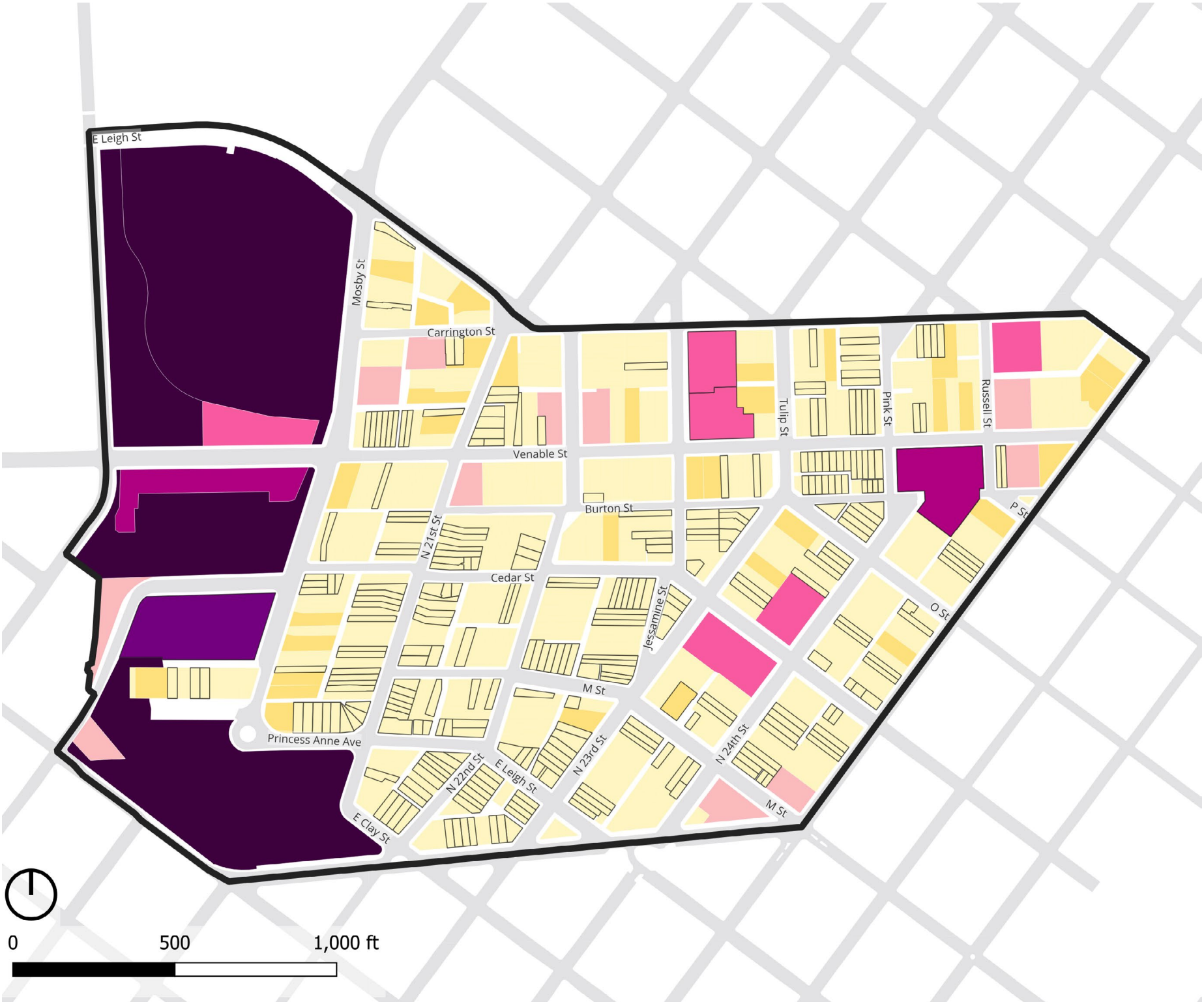
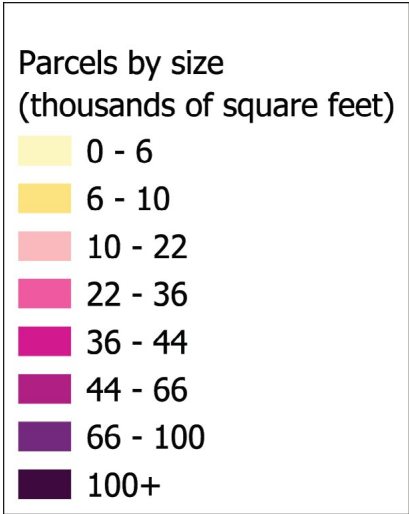
City Block Size (Acres)





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.

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

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

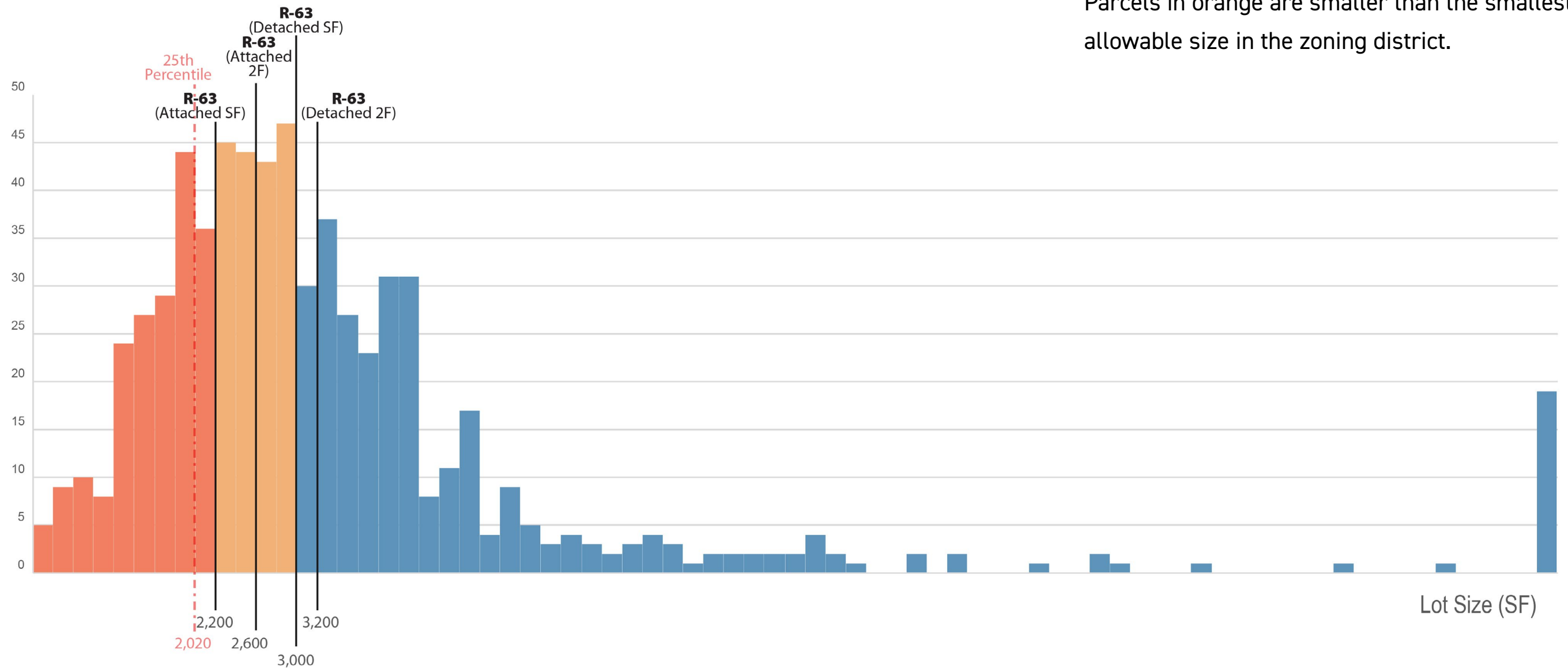




## 4. Union Hill

# PARCEL SIZE DISTRIBUTION

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





4. Union Hill

PARCEL FRONTAGE  
NONCONFORMITY

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

Parcels in orange are narrower than the narrowest allowable frontage in the zoning district.

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

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

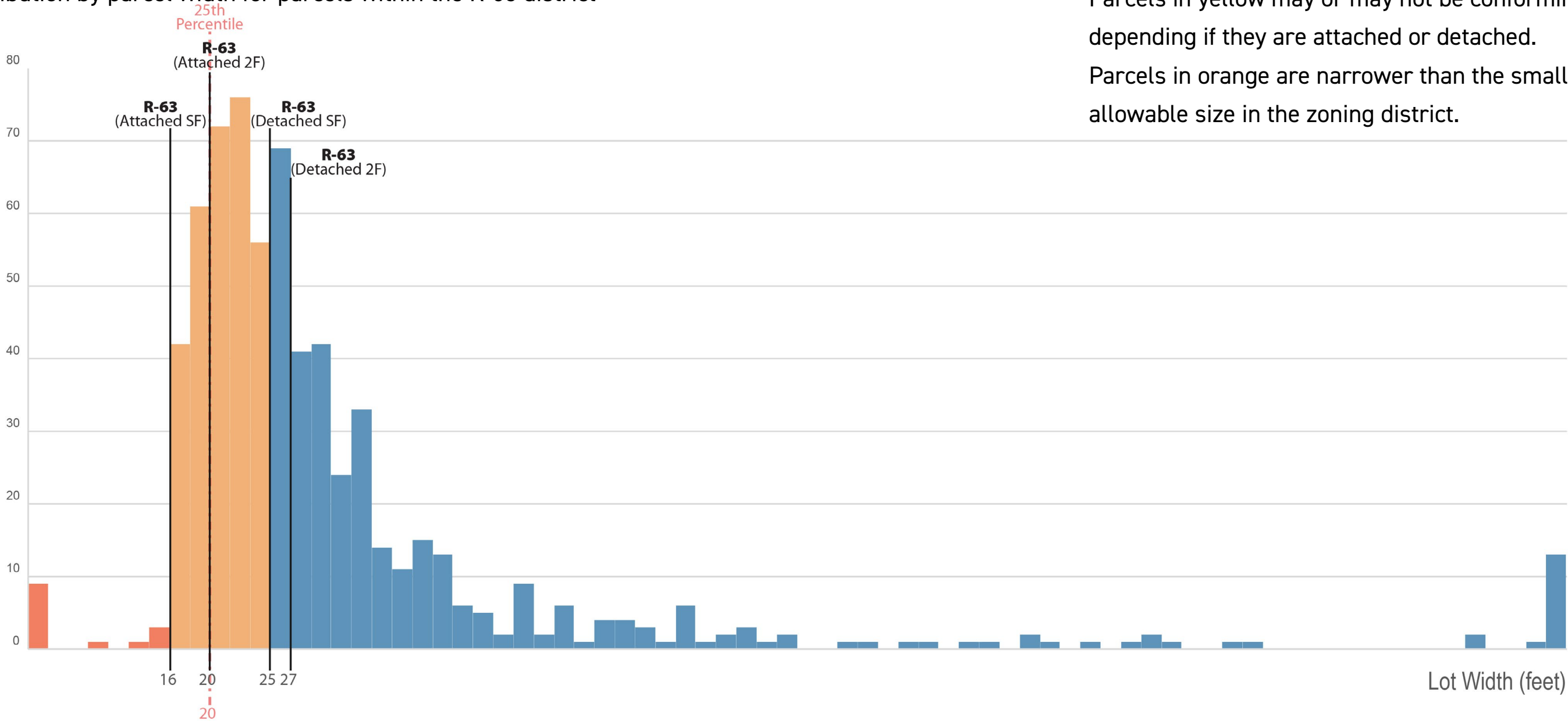




4. Union Hill

# PARCEL FRONTAGE DISTRIBUTION

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





## 4. Union Hill

# NONCONFORMITIES

Between **15%** and up to **50%** of all parcels in Union Hill are nonconforming based on form (lot size, lot coverage, building height, frontage) and/or use.

0%

Due to Use

14% to 50%

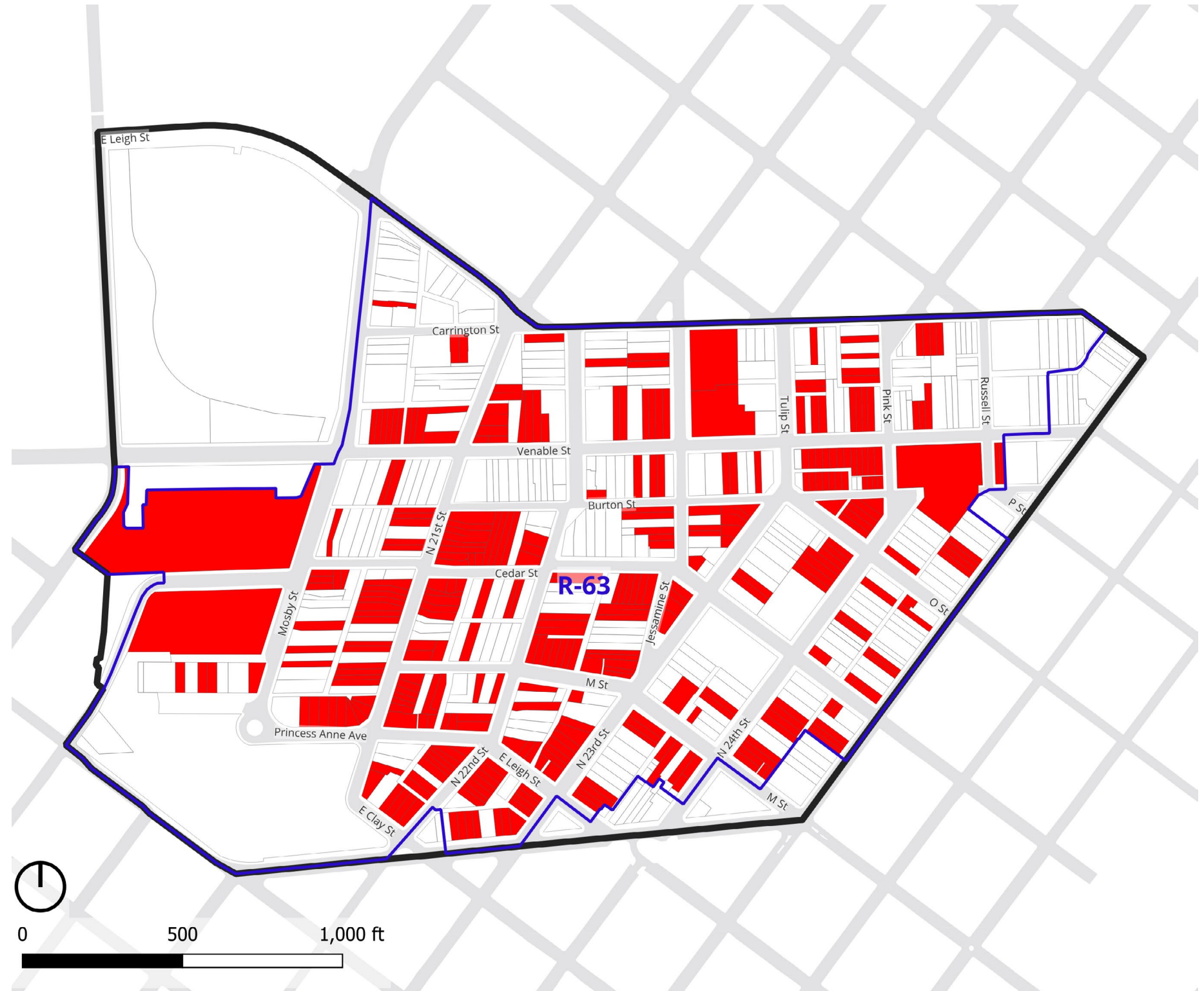
Due to Form

0%

Due to Both

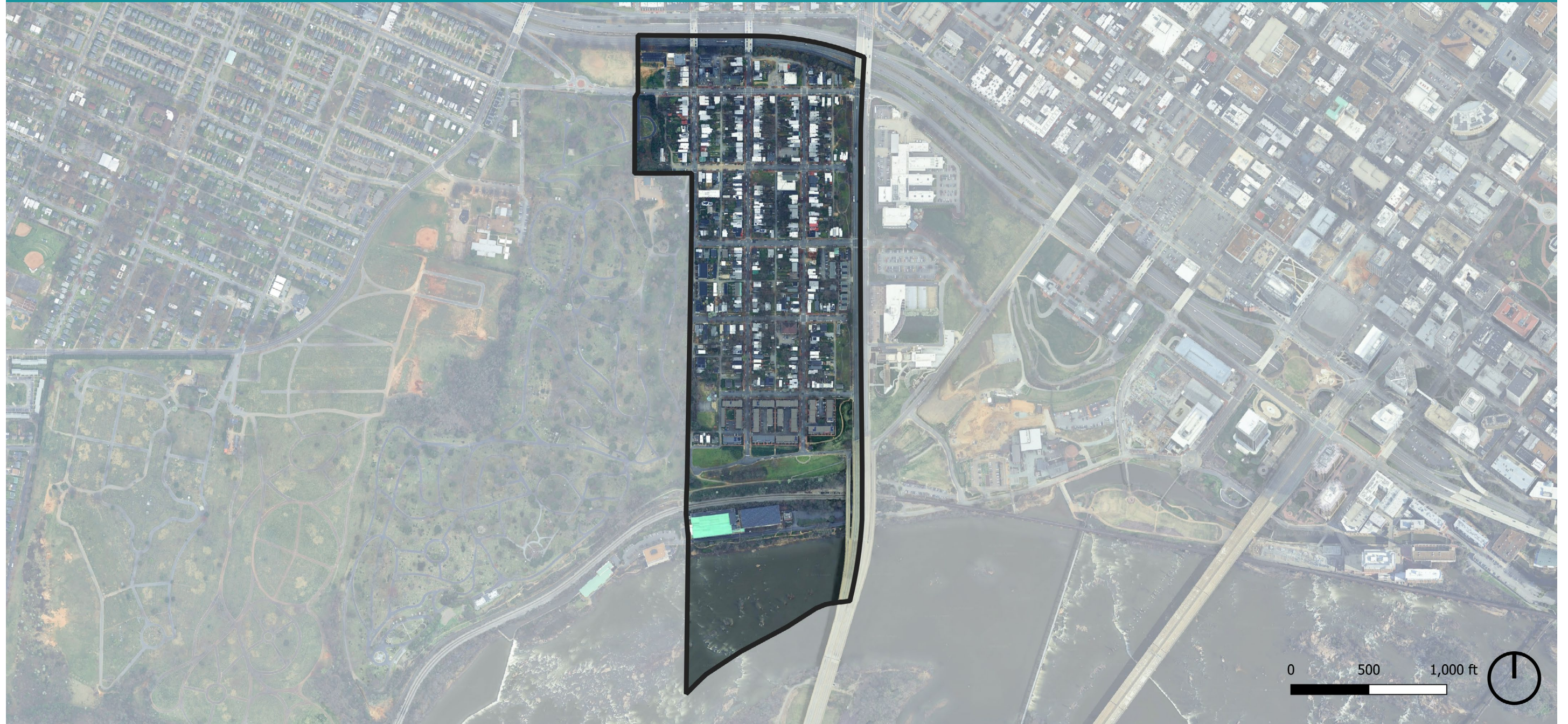
## Predominantly zoned R-63

\* The map is showing the high range of nonconformities using the required minimum for detached buildings.





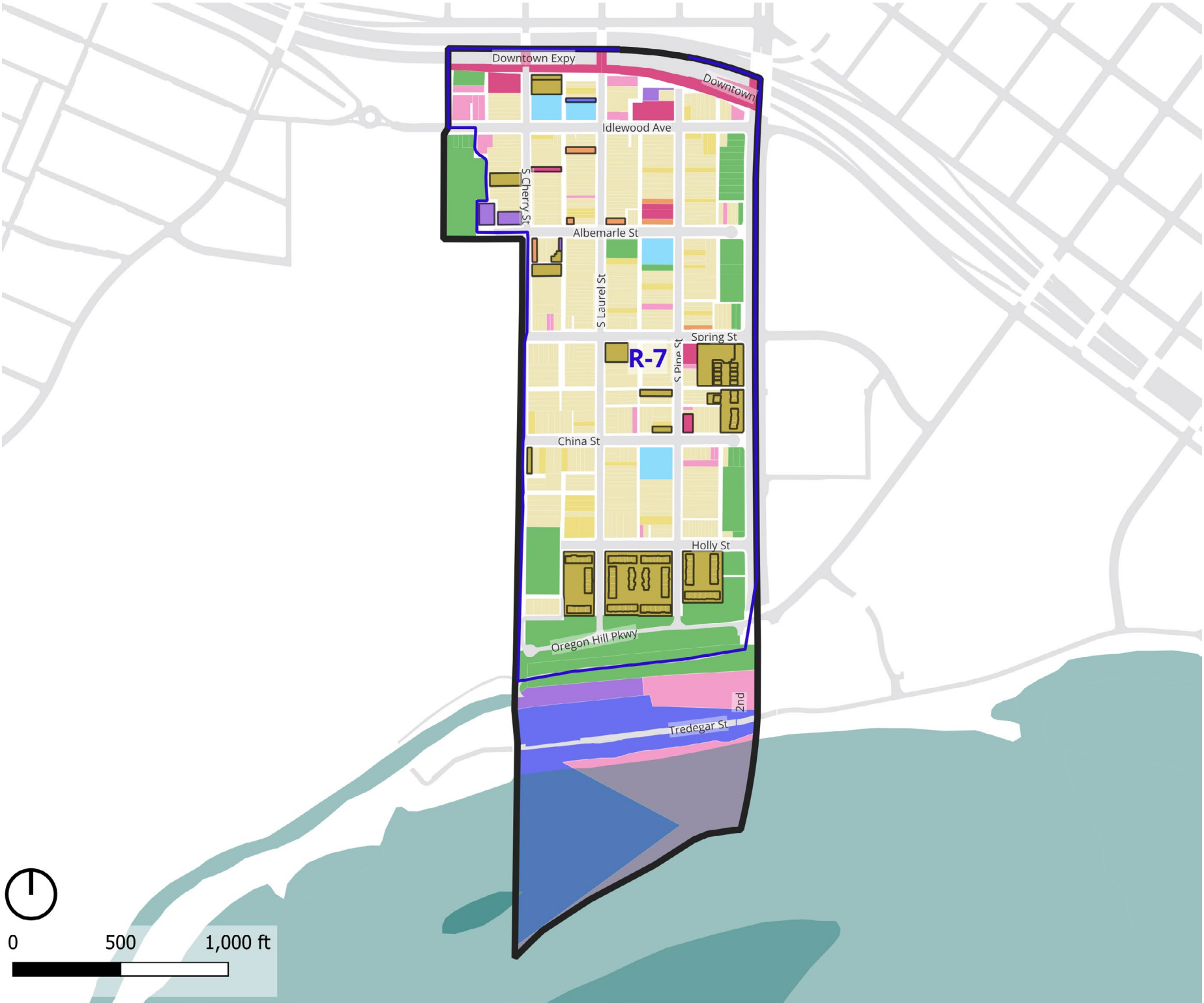
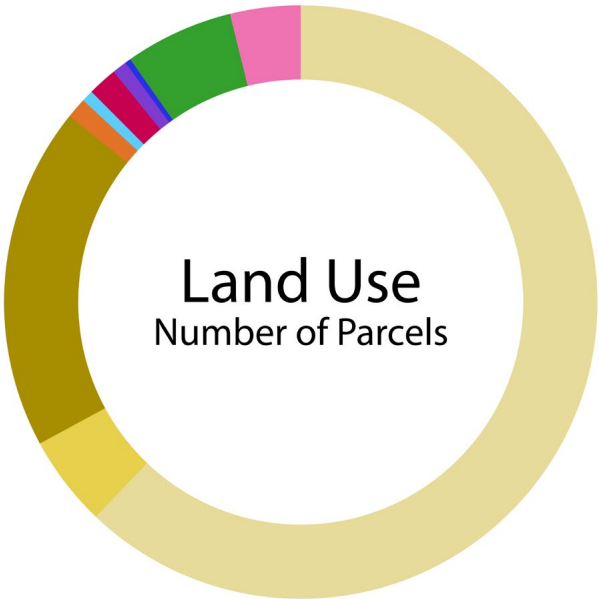
# 5. OREGON HILL





5. Oregon Hill

LAND USE





5. Oregon Hill

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





## SPECIAL USE PERMITS

The map shows the Lower East Side of Manhattan, with the East River to the east. The 100th Street Ferry Landing is indicated by an orange dot on the eastern shore of the East River, near the intersection of 100th Street and the East River Ferry. The map includes a scale bar (0 to 1,000 ft) and a north arrow.



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





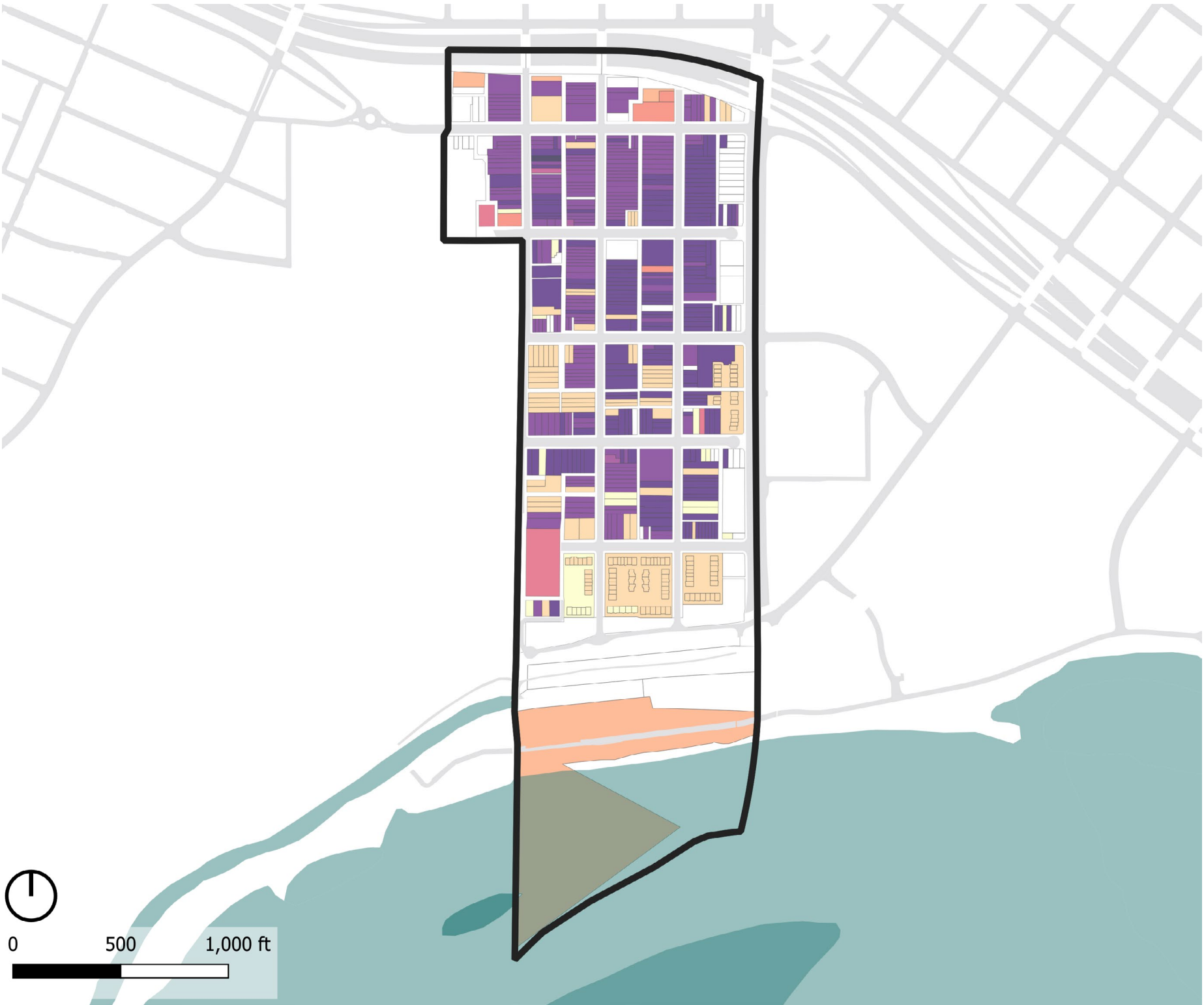
5. Oregon Hill

HISTORIC PATTERN

Parcels by Year built

ASR Parcels by Year Built

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





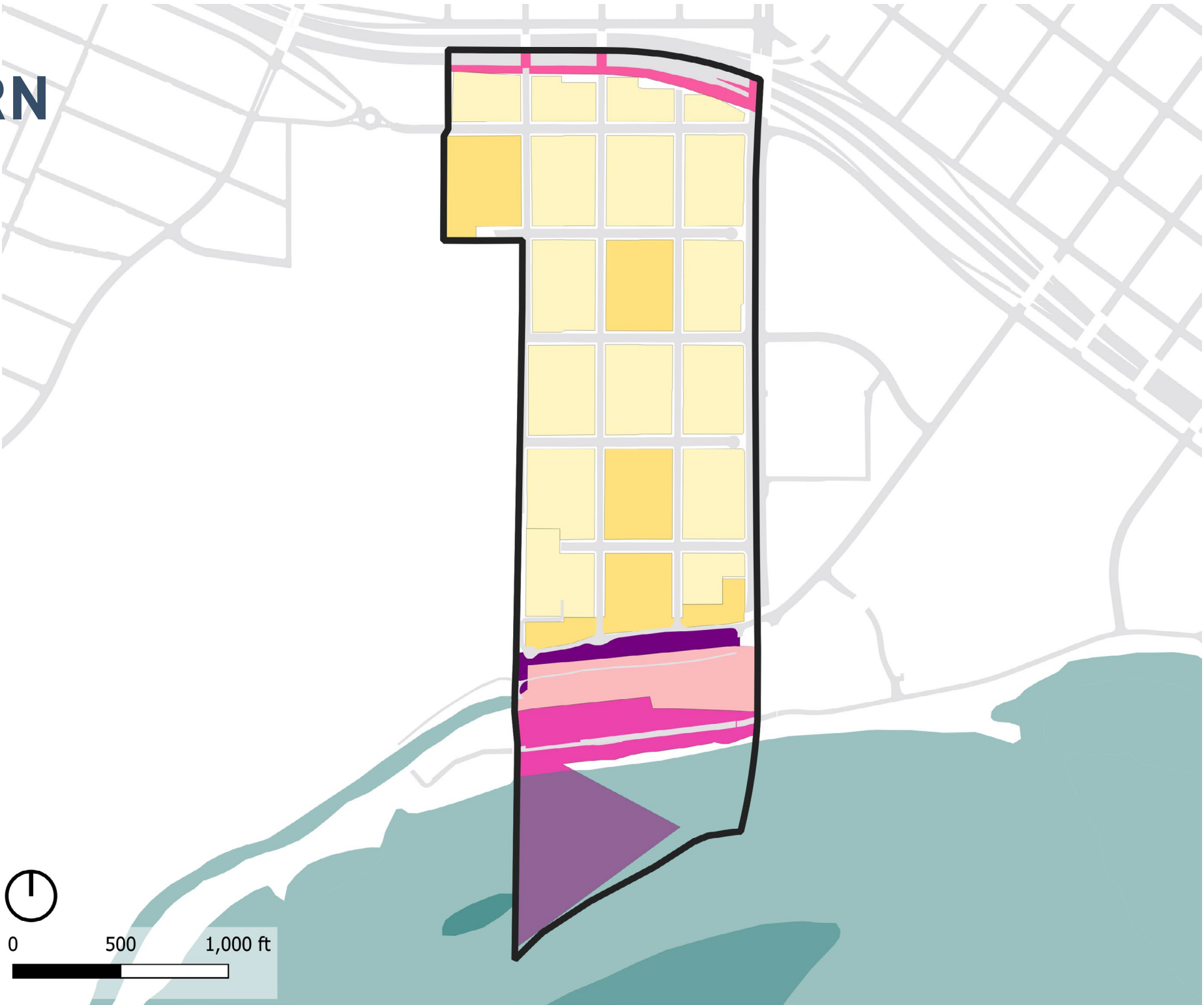
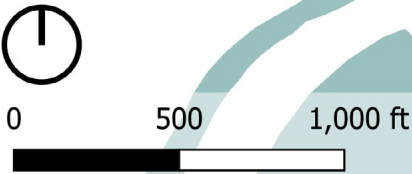
5. Oregon Hill

URBAN FABRIC PATTERN

Blocks by size.

City Block Size (Acres)

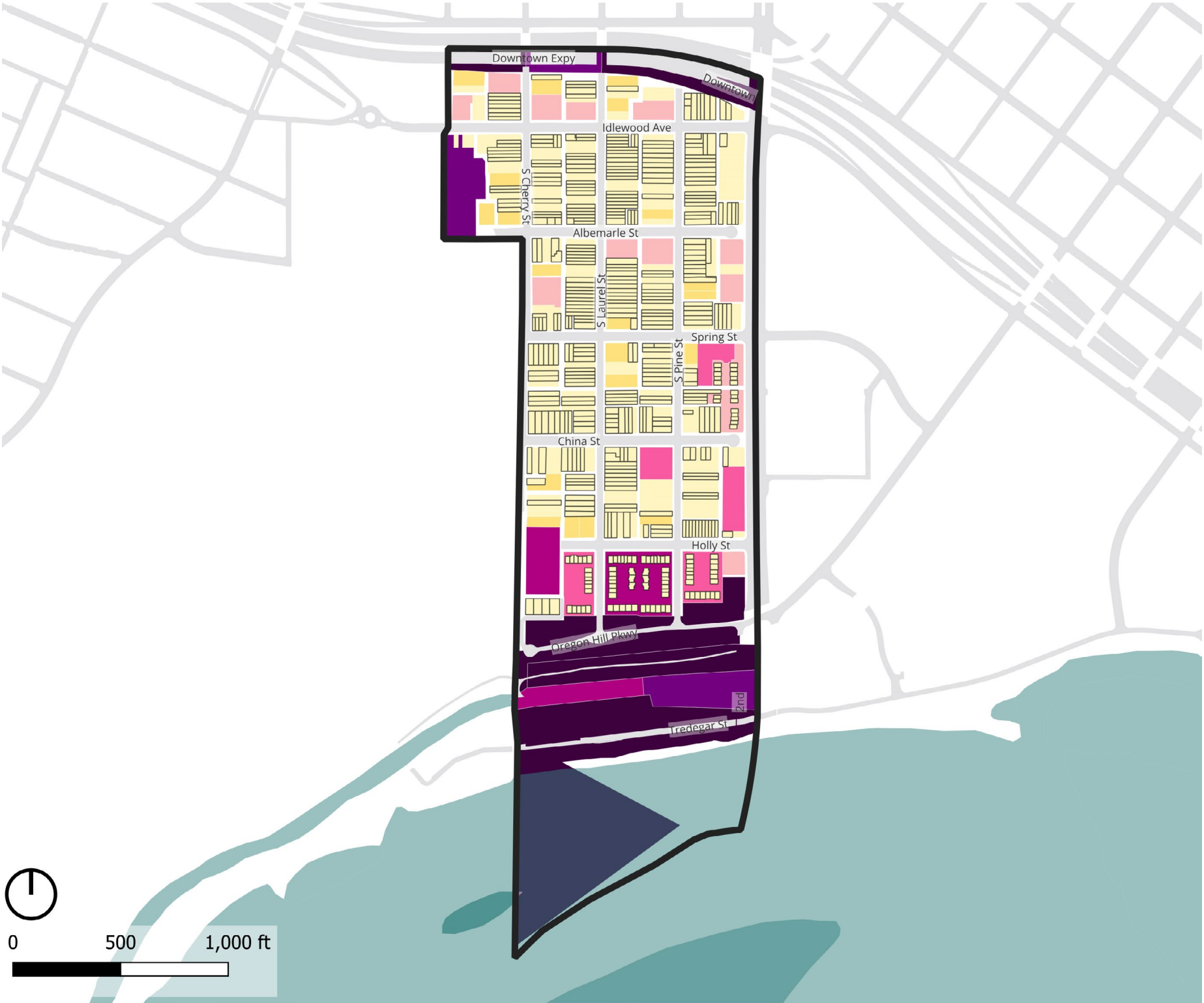
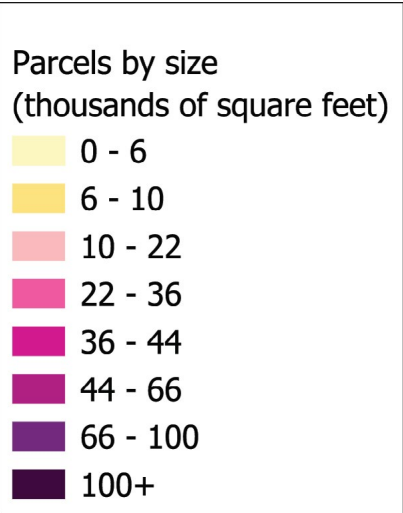
- 0 - 3
- 3 - 6
- 6 - 15
- 15 - 25
- 25 - 43
- 43 - 75
- 75 - 117
- 117 - 170
- 170 - 270
- 270 - 385





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.

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

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



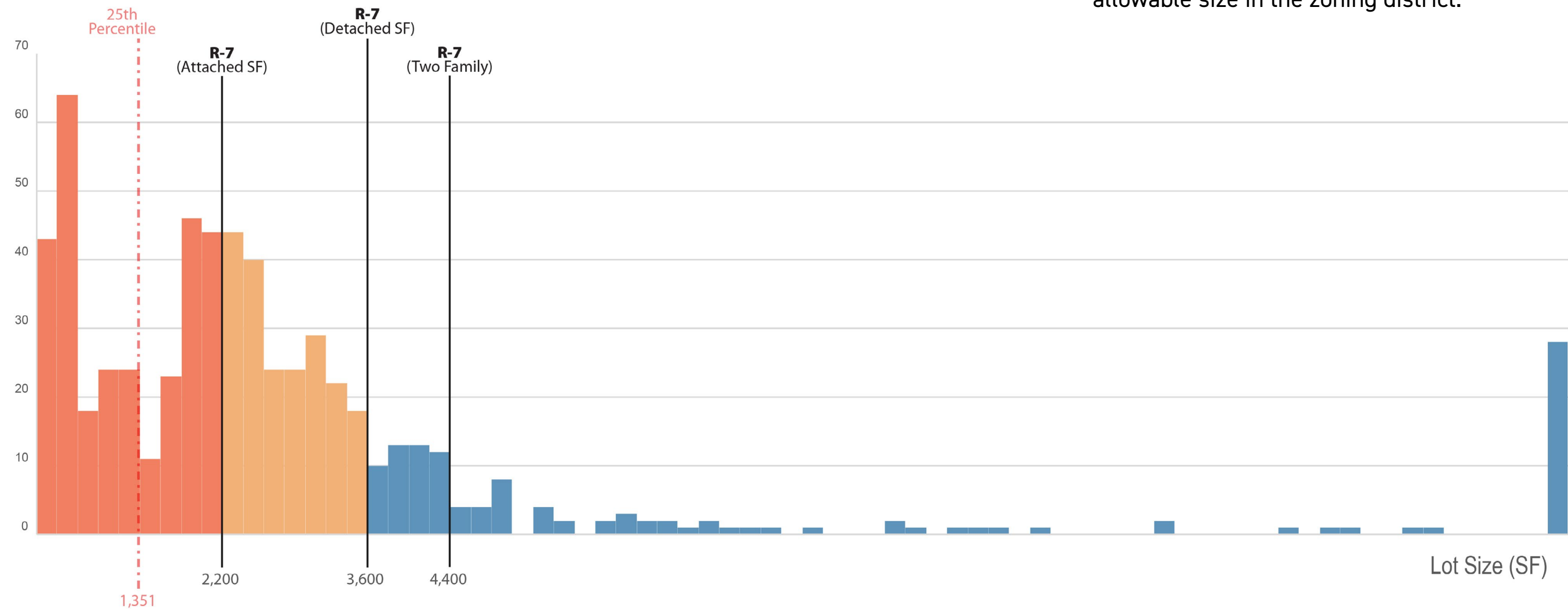


5. Oregon Hill

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 FRONTAGE  
NONCONFORMITY

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

Parcels in orange are narrower than the narrowest allowable frontage in the zoning district.

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

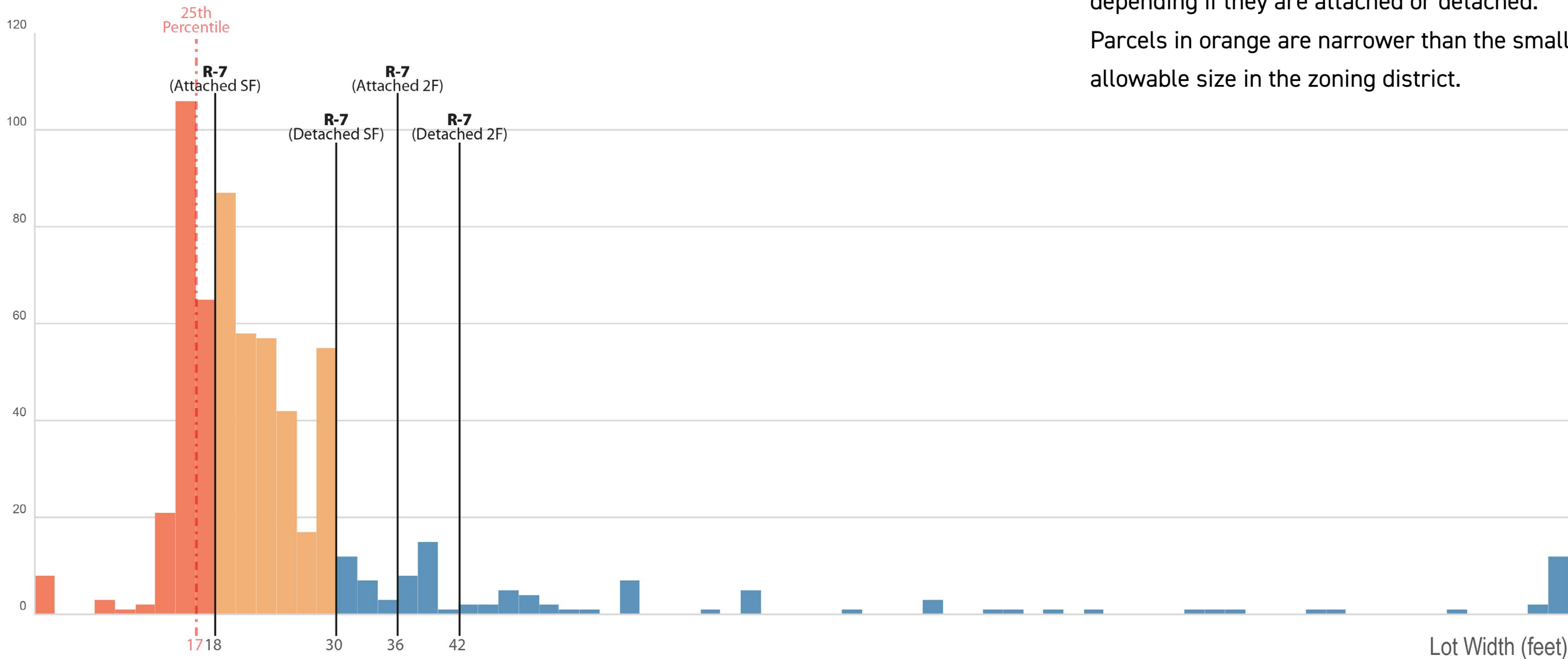
- Parcels larger than all lot size minimums
- Parcels between lot size minimums
- Parcels smaller than all lot size minimums



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

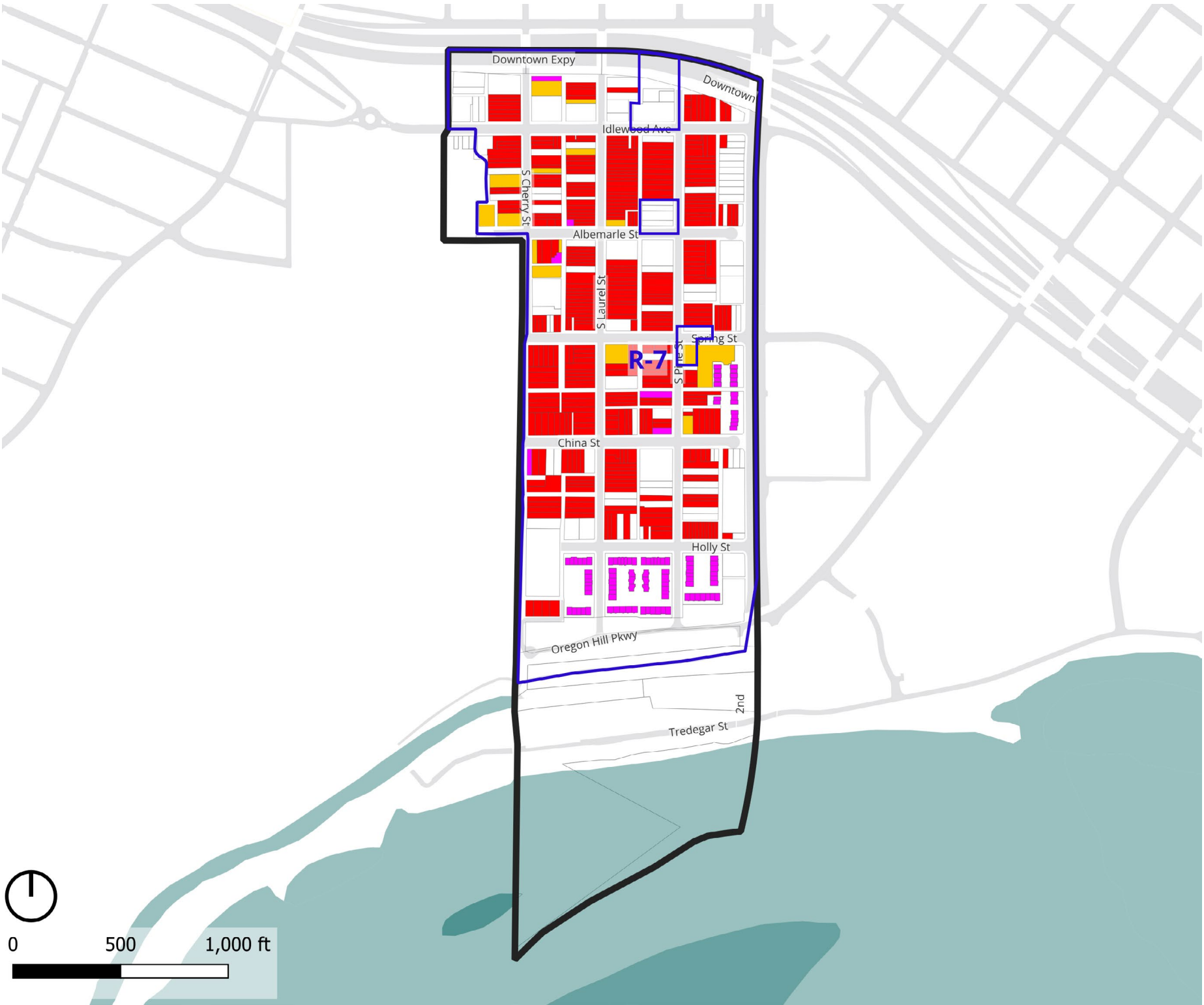
# NONCONFORMITIES

Between **56%** and 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
36% to 62%	Due to Form
18%	Due to Both

Predominantly zoned R-7

\* The map is showing the high range of nonconformities using the required minimum for detached buildings.





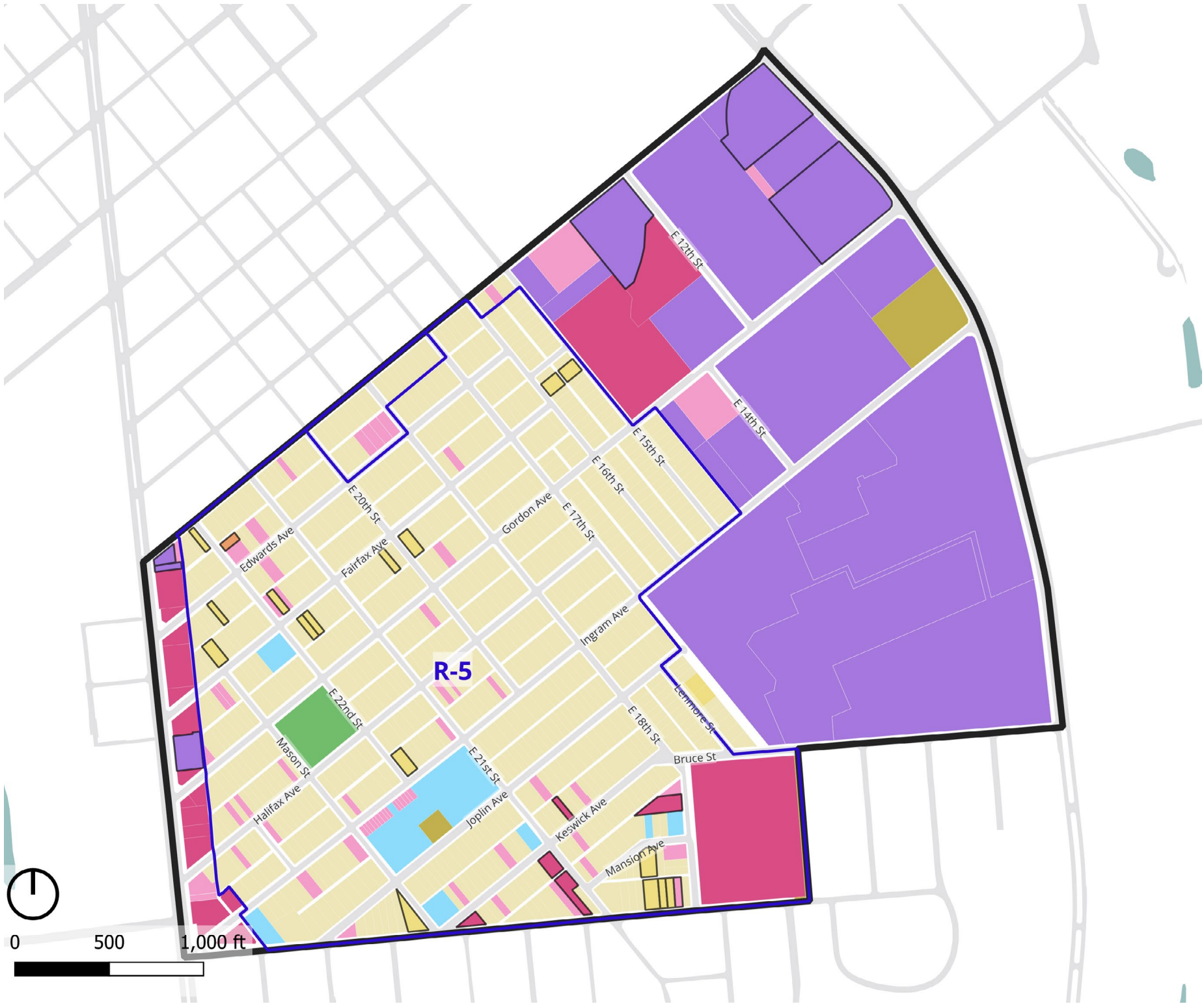
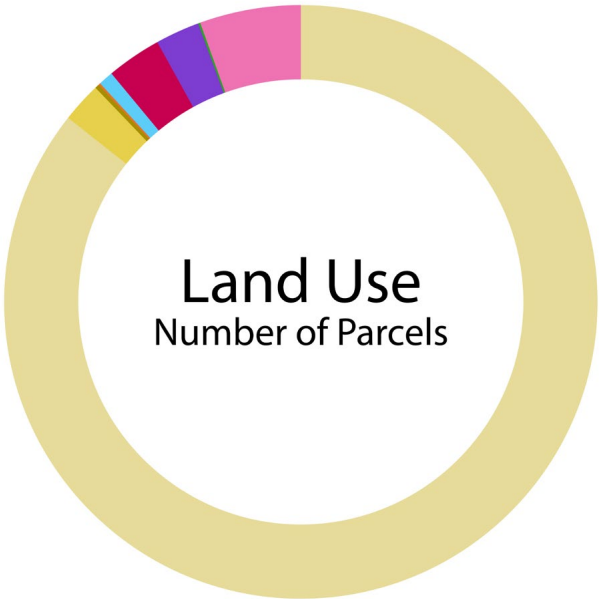
# 6. OAK GROVE





6. Oak Grove

LAND USE

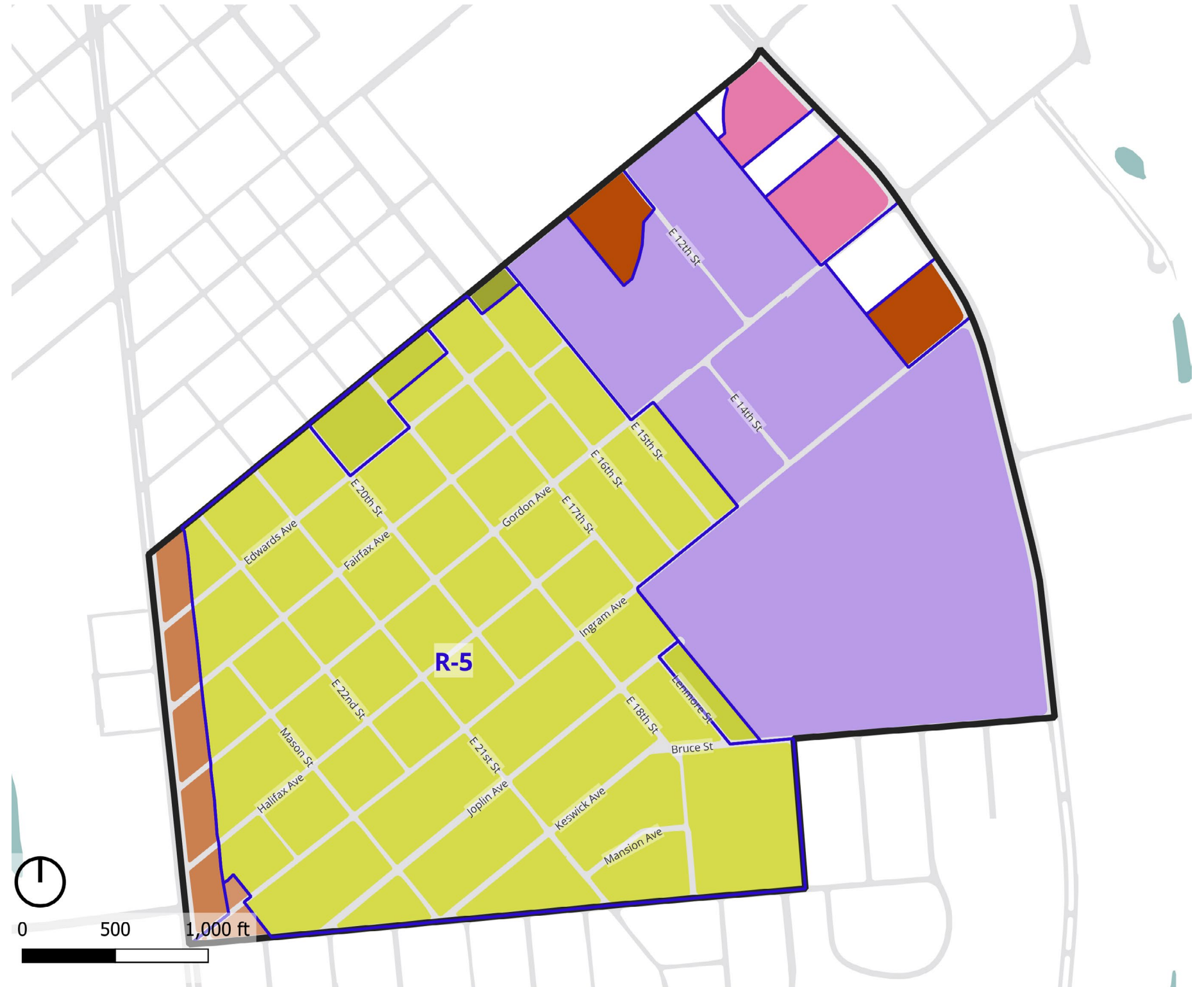


## 6. Oak Grove

# 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

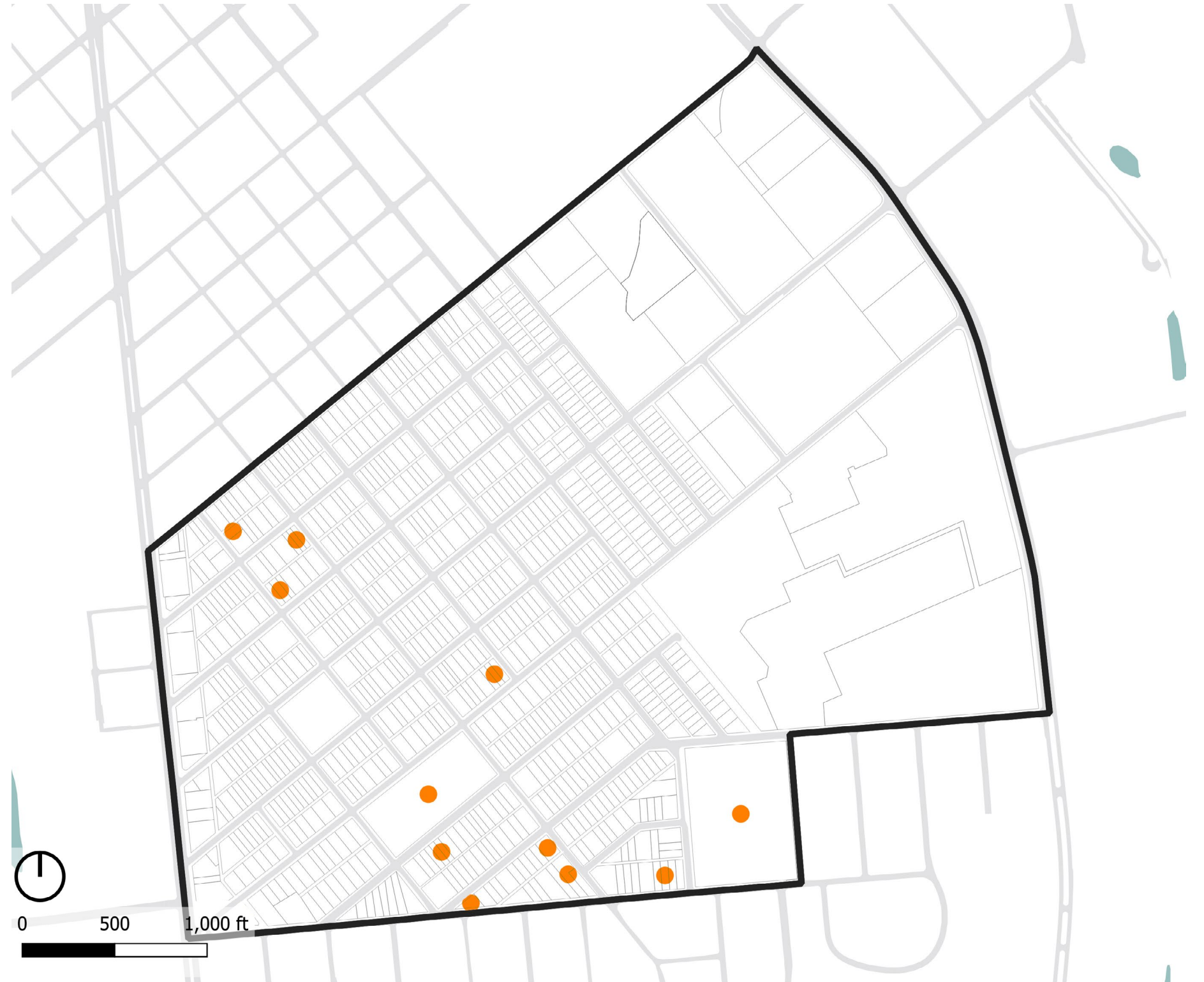




## 6. Oak Grove

# SPECIAL USE PERMITS

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

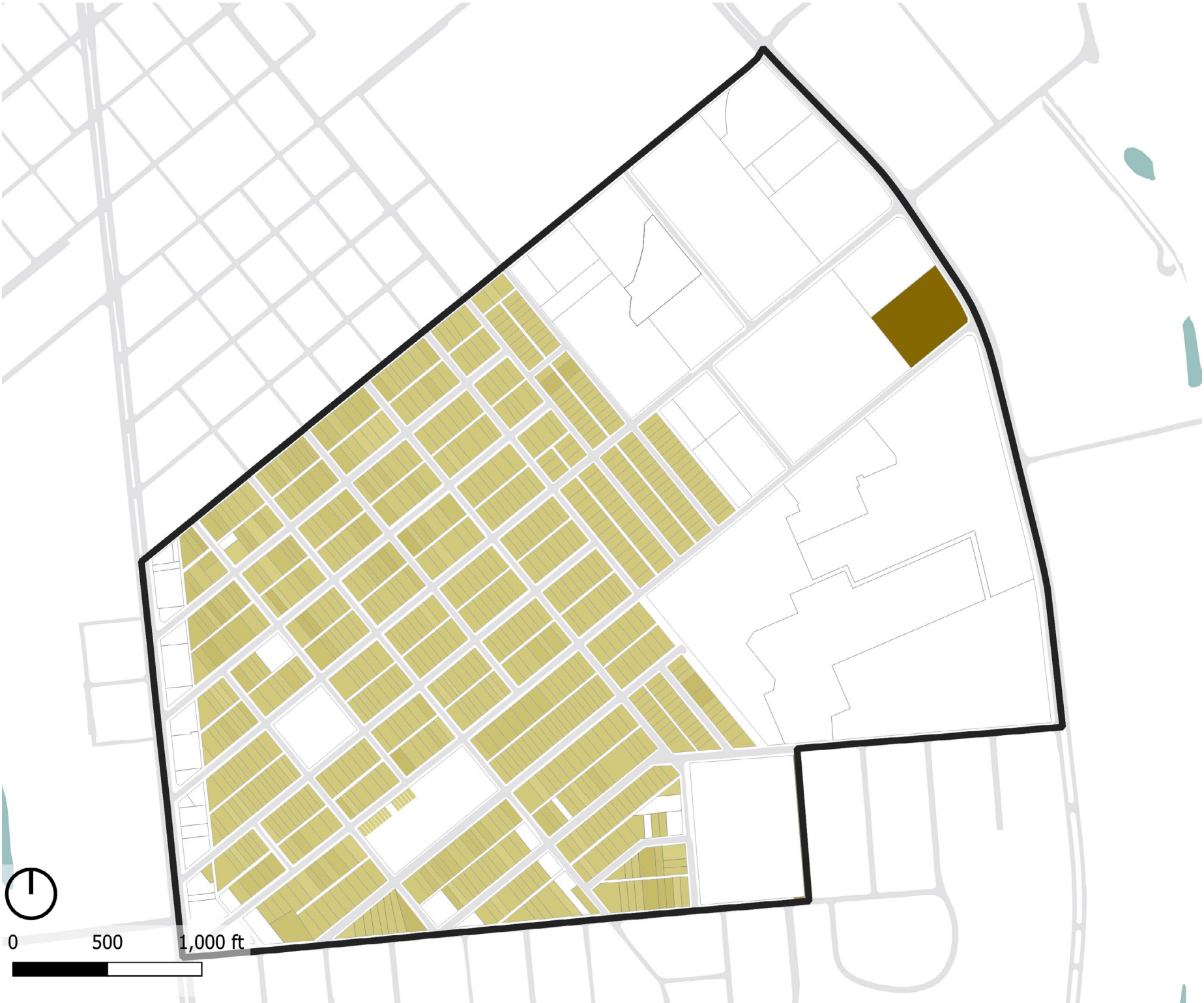


6. Oak Grove

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





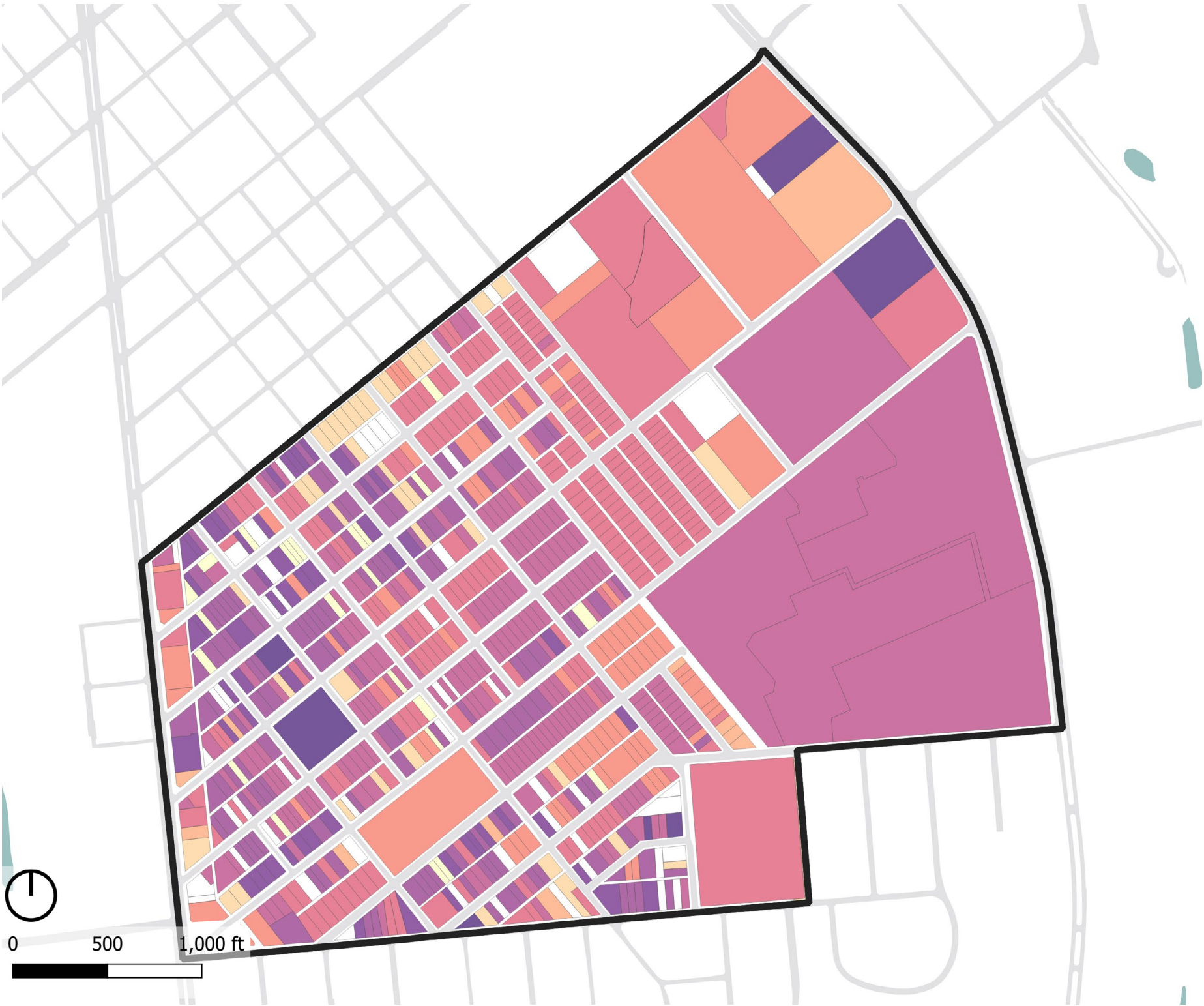
6. Oak Grove

# HISTORIC PATTERN

Parcels by Year built

ASR Parcels by Year Built

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





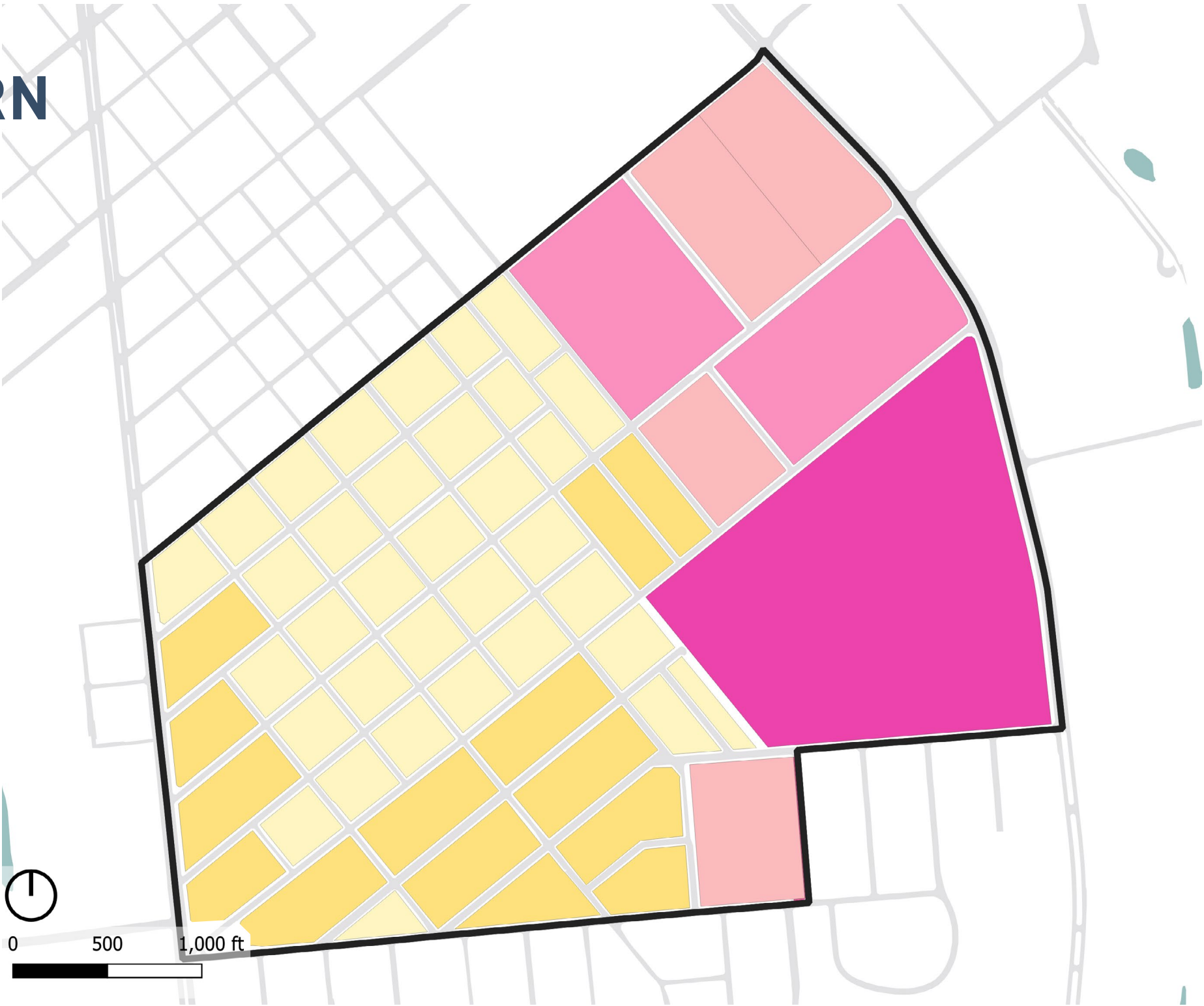
6. Oak Grove

# URBAN FABRIC PATTERN

Blocks by size.

City Block Size (Acres)

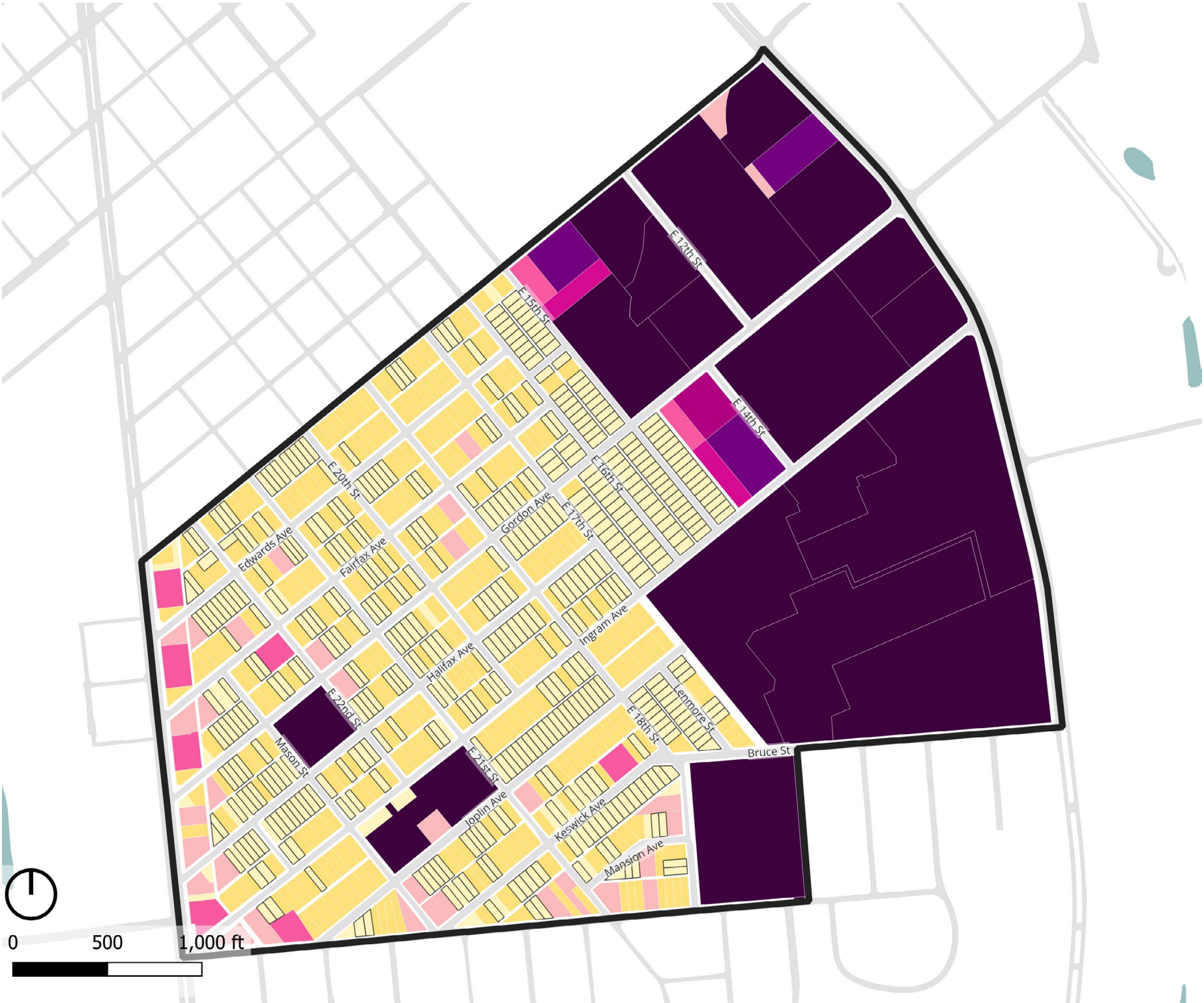
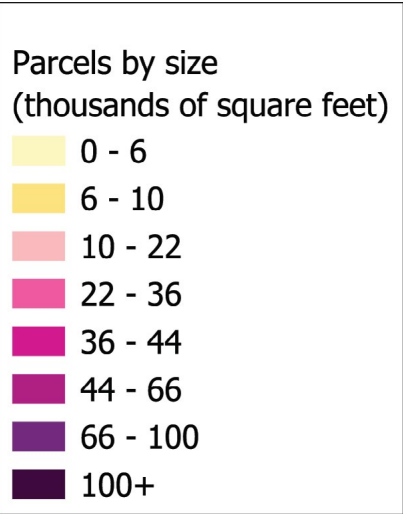
- 0 - 3
- 3 - 6
- 6 - 15
- 15 - 25
- 25 - 43
- 43 - 75
- 75 - 117
- 117 - 170
- 170 - 270
- 270 - 385





6. Oak Grove

PARCEL SIZES





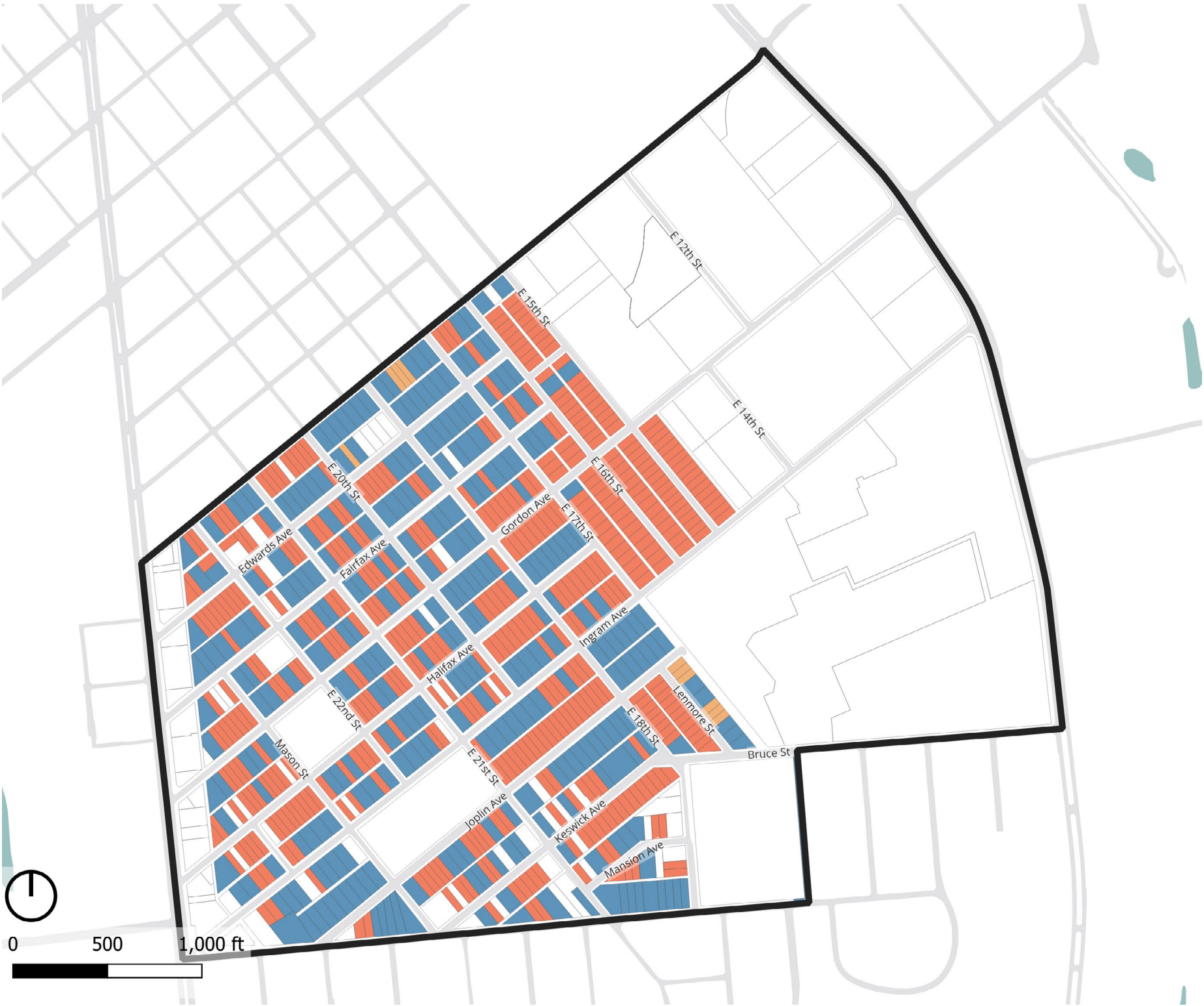
6. Oak Grove

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.

District	Property Type	Min Lot Size (SF)
R-5	SFD	6,000

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



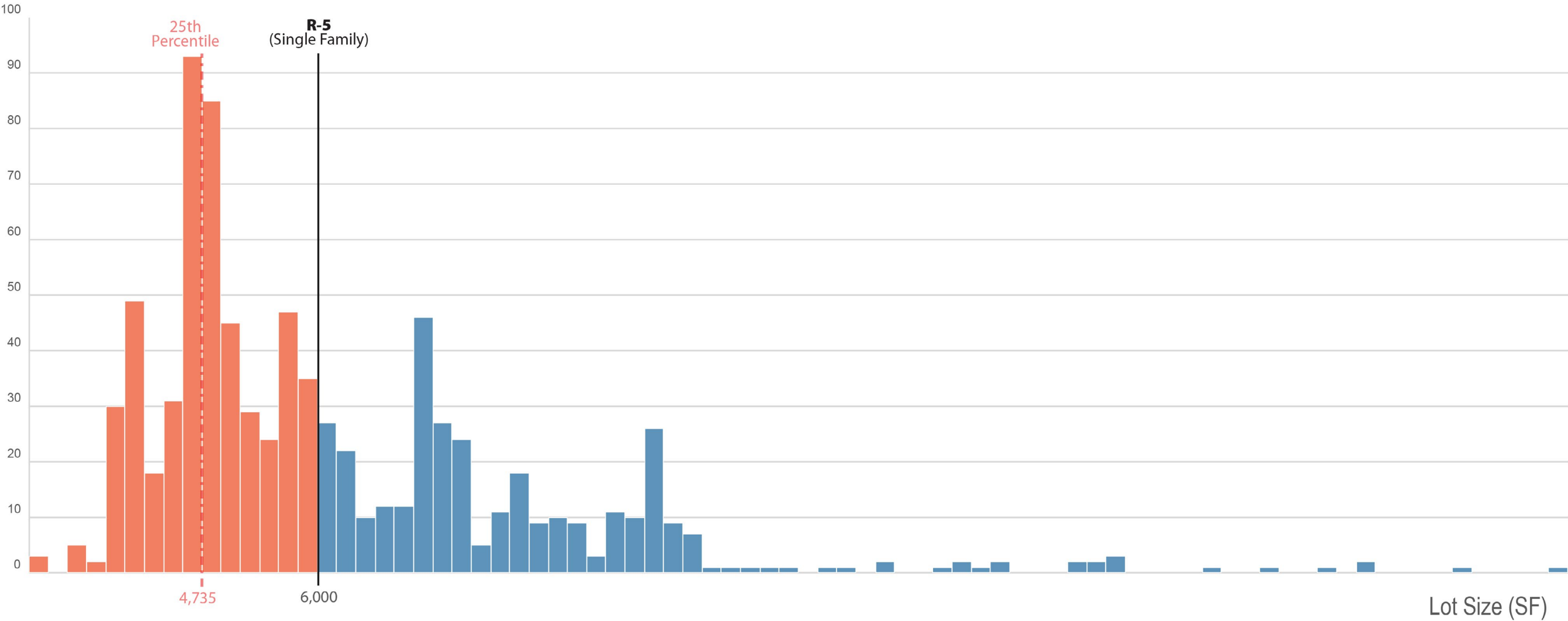


6. Oak Grove

# 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

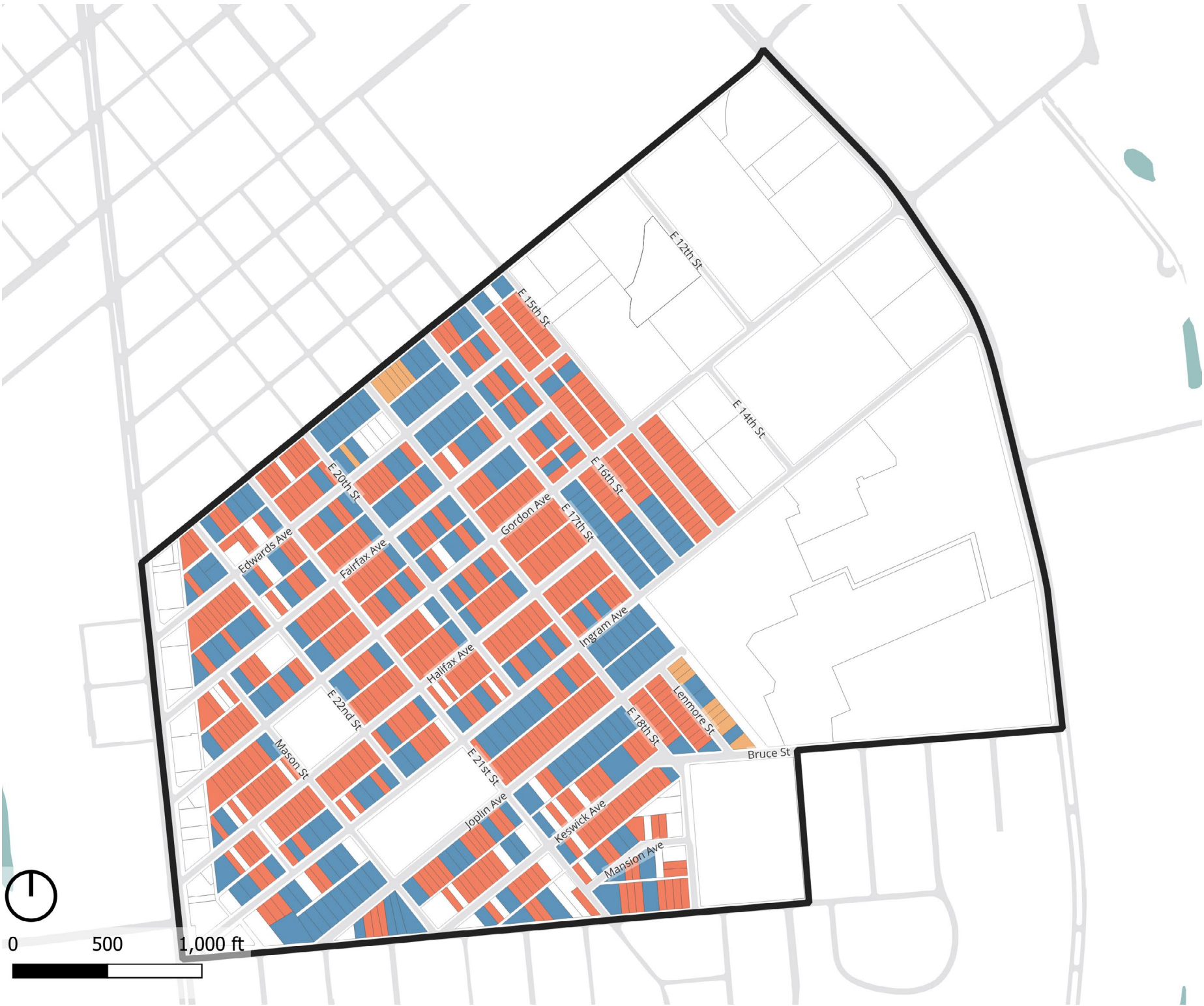
PARCEL FRONTAGE  
NONCONFORMITY

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

Parcels in orange are narrower than the narrowest allowable frontage in the zoning district.

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

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



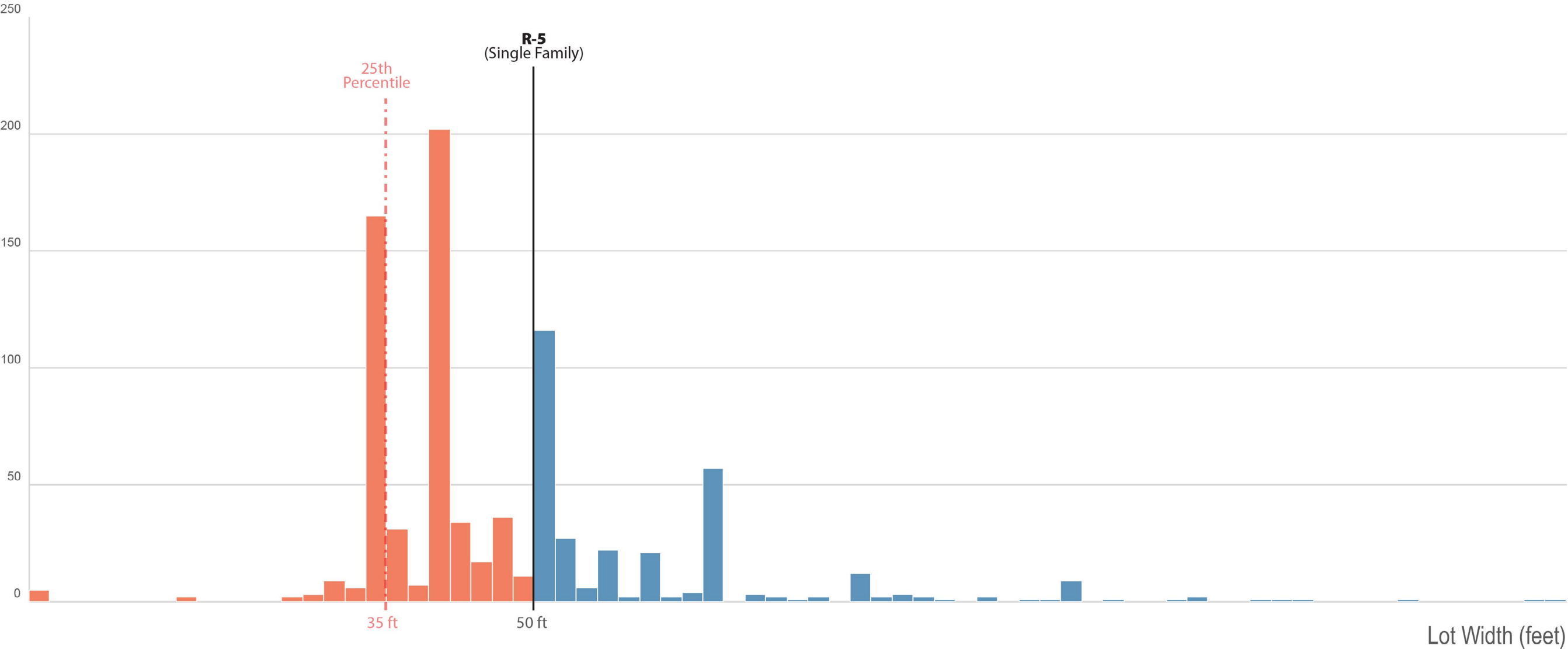


6. Oak Grove

# 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.



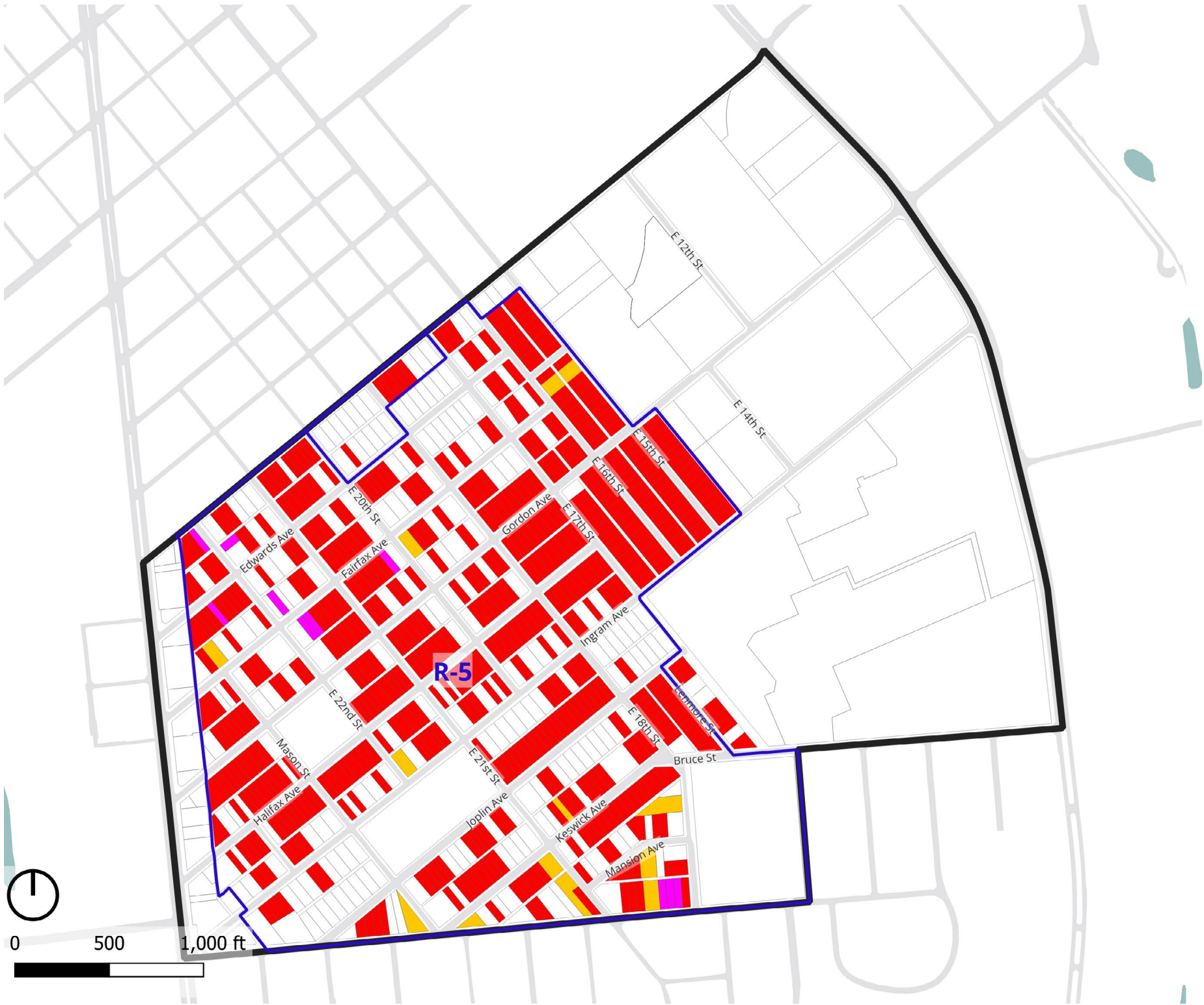
6. Oak Grove

NONCONFORMITIES

**67%** of all parcels in Oak Grove are nonconforming based on form (lot size, lot coverage, building height, frontage) and/or use.

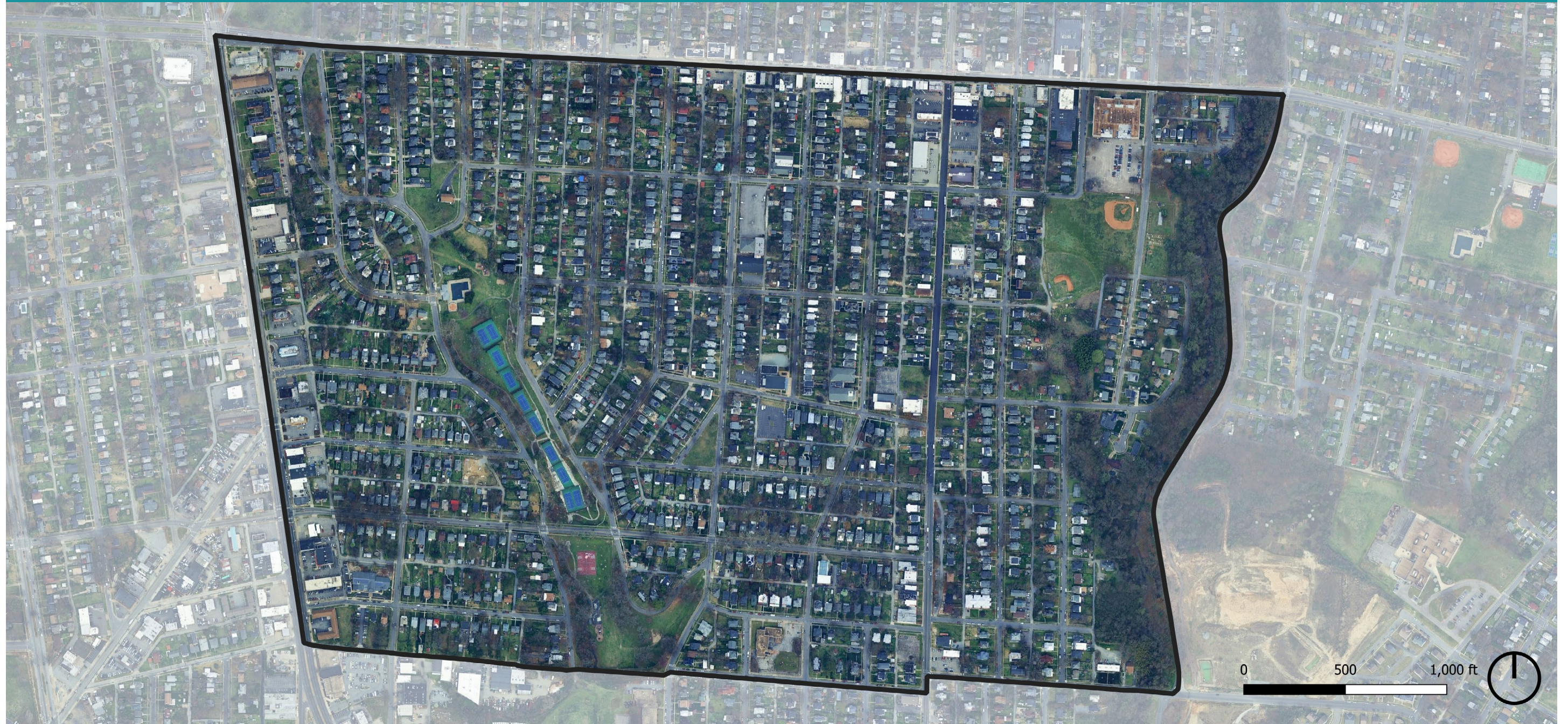
1%	Due to Use
65%	Due to Form
1%	Due to Both

Predominantly zoned R-5





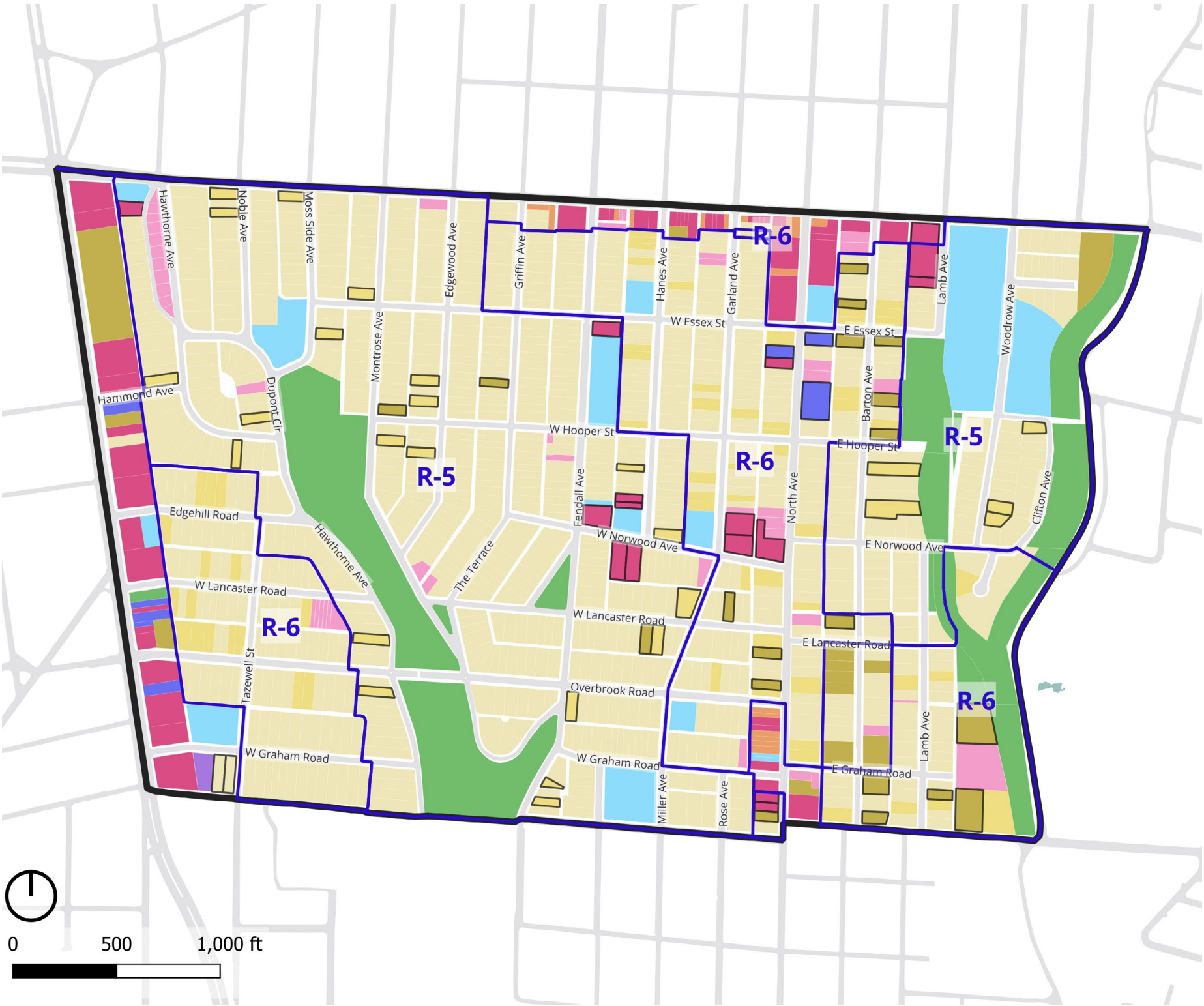
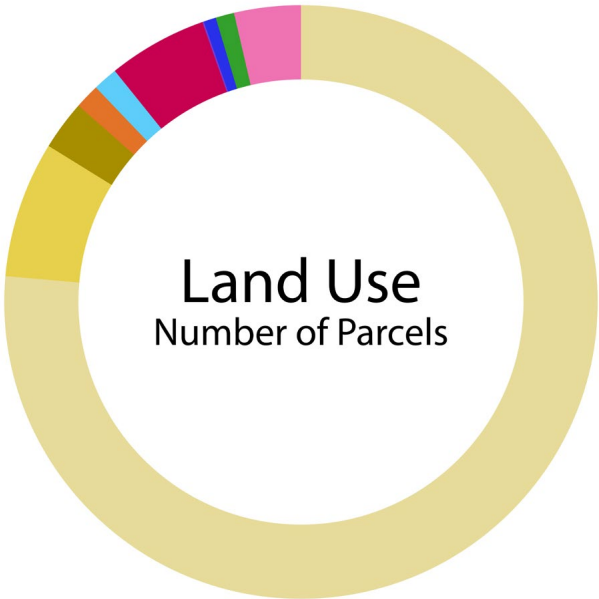
# 7. NORTHERN BARTON HEIGHTS





7. Northern Barton Heights

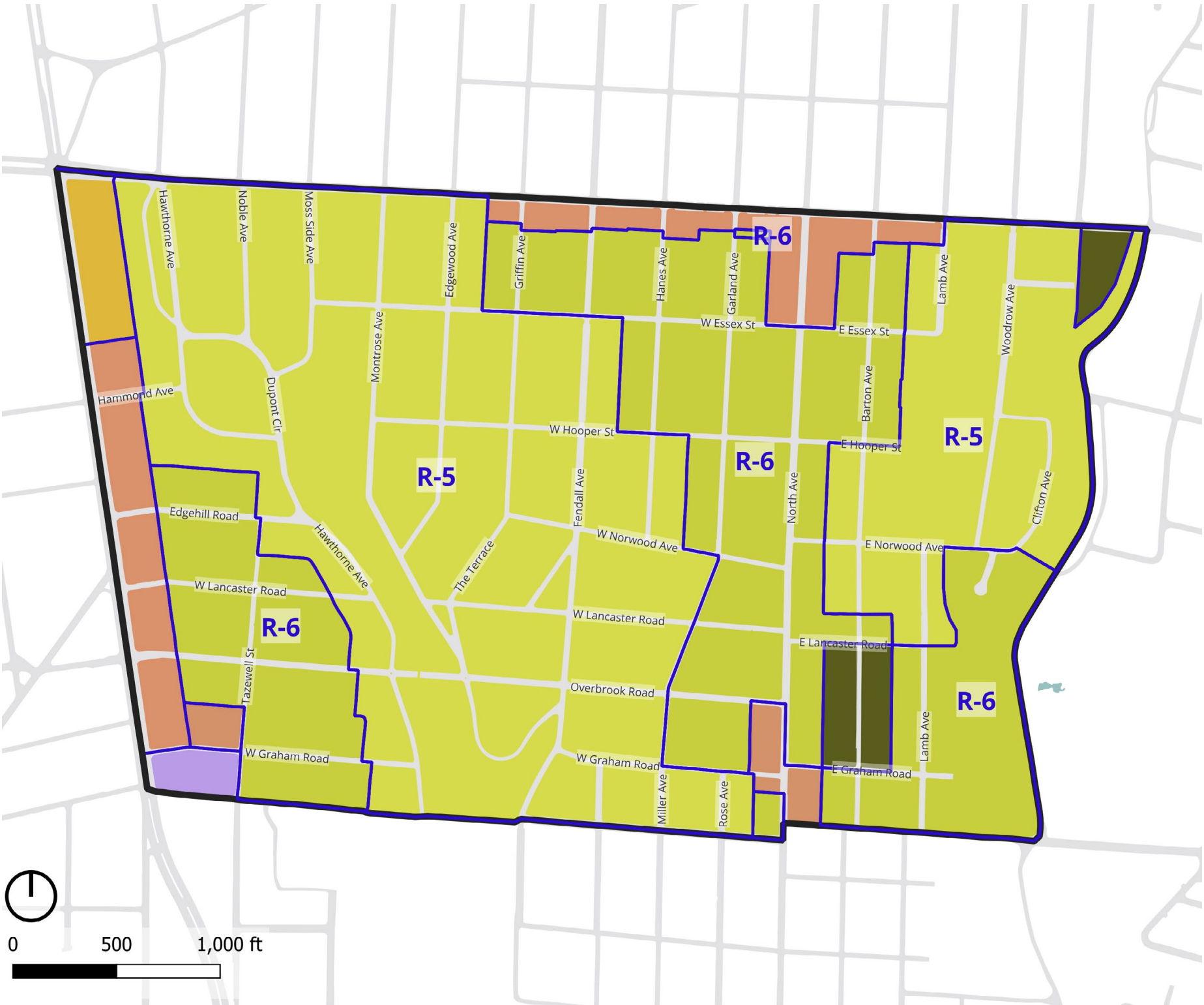
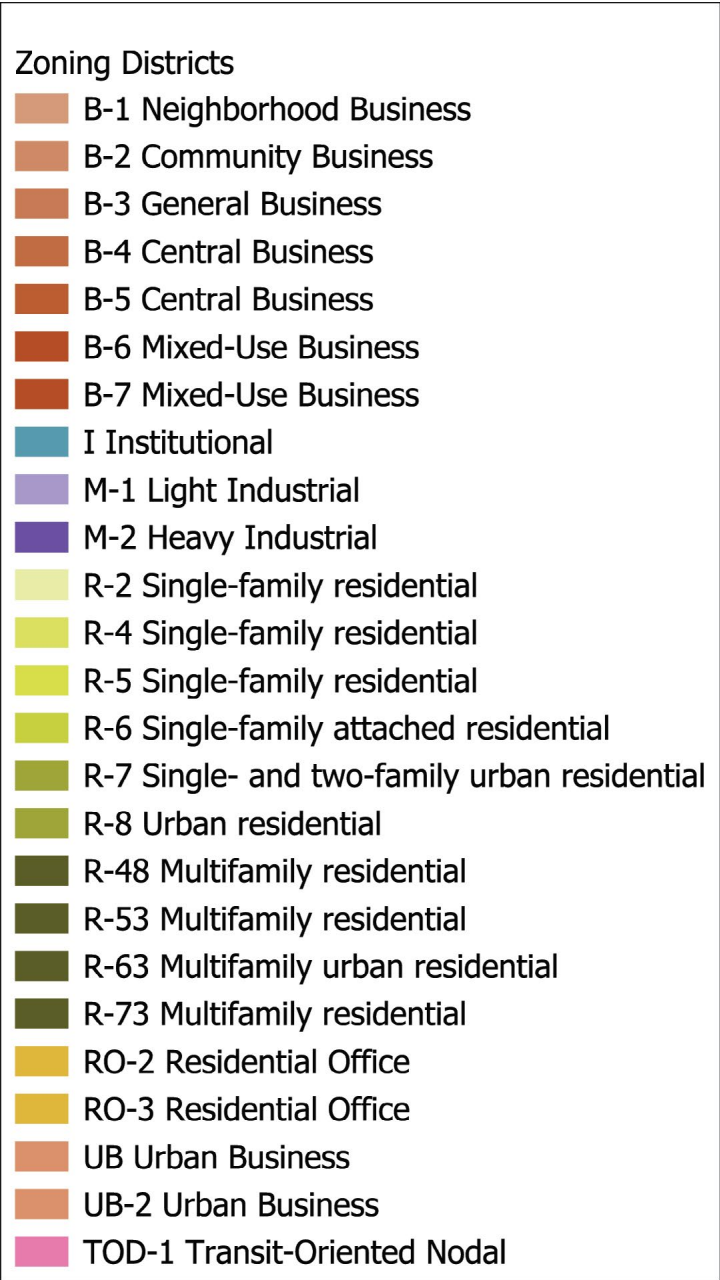
# LAND USE





# 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 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



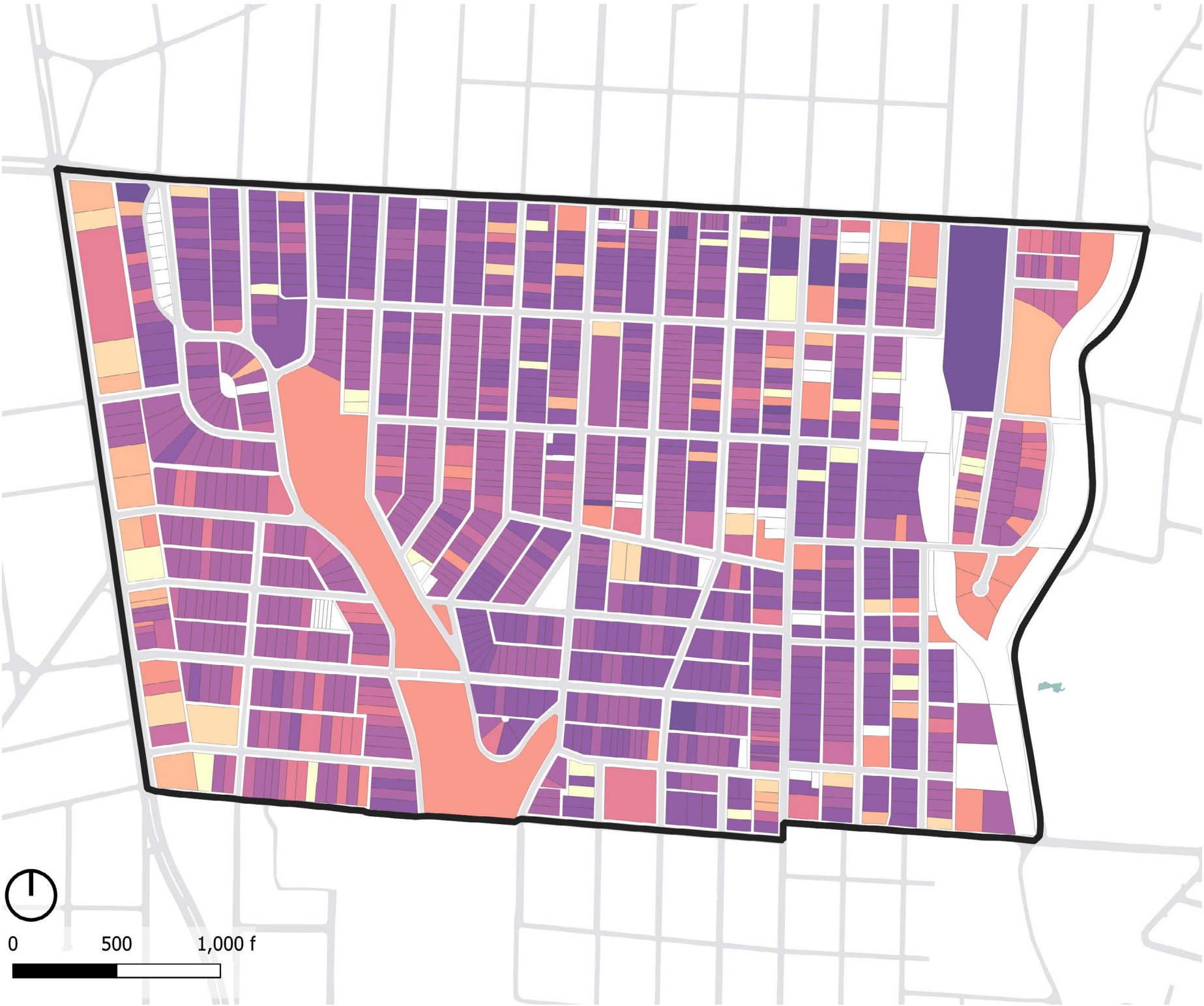
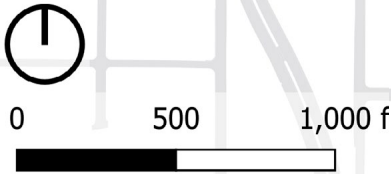
7. Northern Barton Heights

# 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





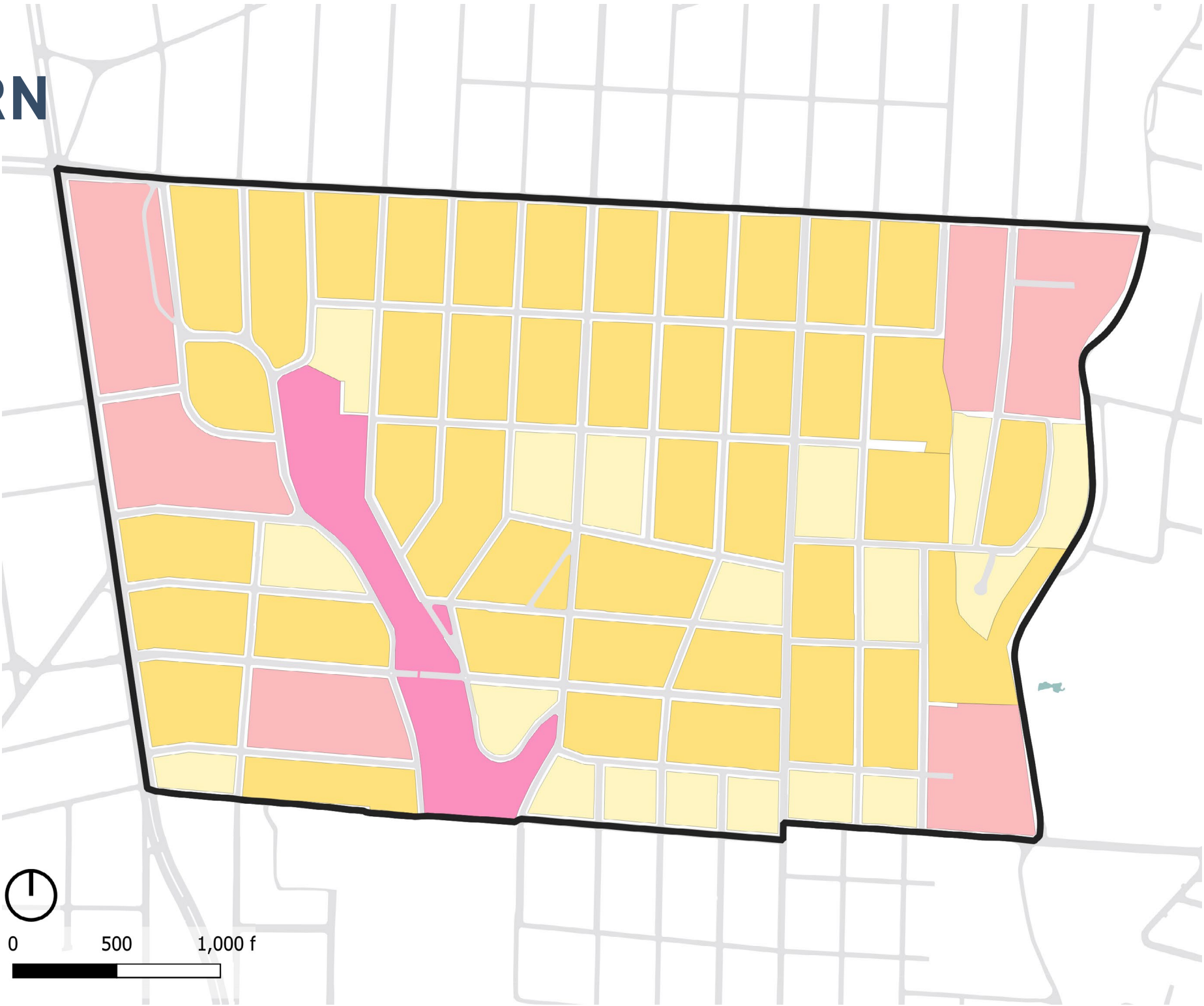
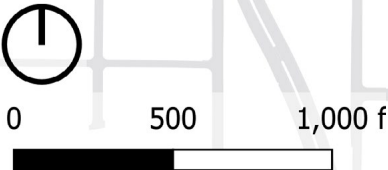
7. Northern Barton Heights

URBAN FABRIC PATTERN

Blocks by size.

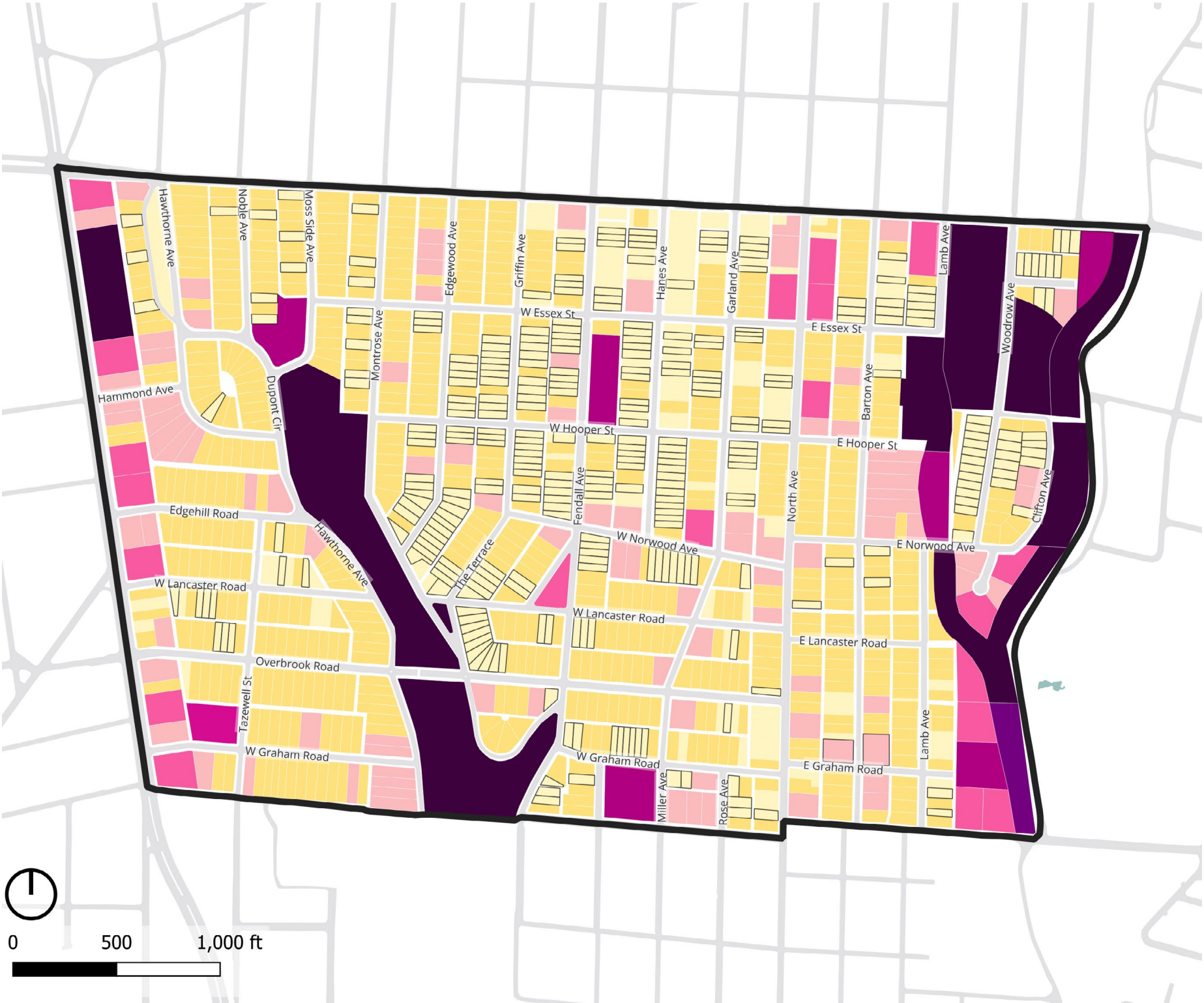
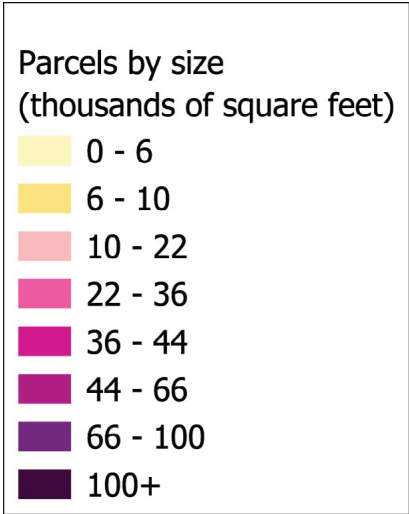
City Block Size (Acres)

- 0 - 3
- 3 - 6
- 6 - 15
- 15 - 25
- 25 - 43
- 43 - 75
- 75 - 117
- 117 - 170
- 170 - 270
- 270 - 385



7. Northern Barton Heights

# PARCEL SIZES





7. Northern Barton Heights

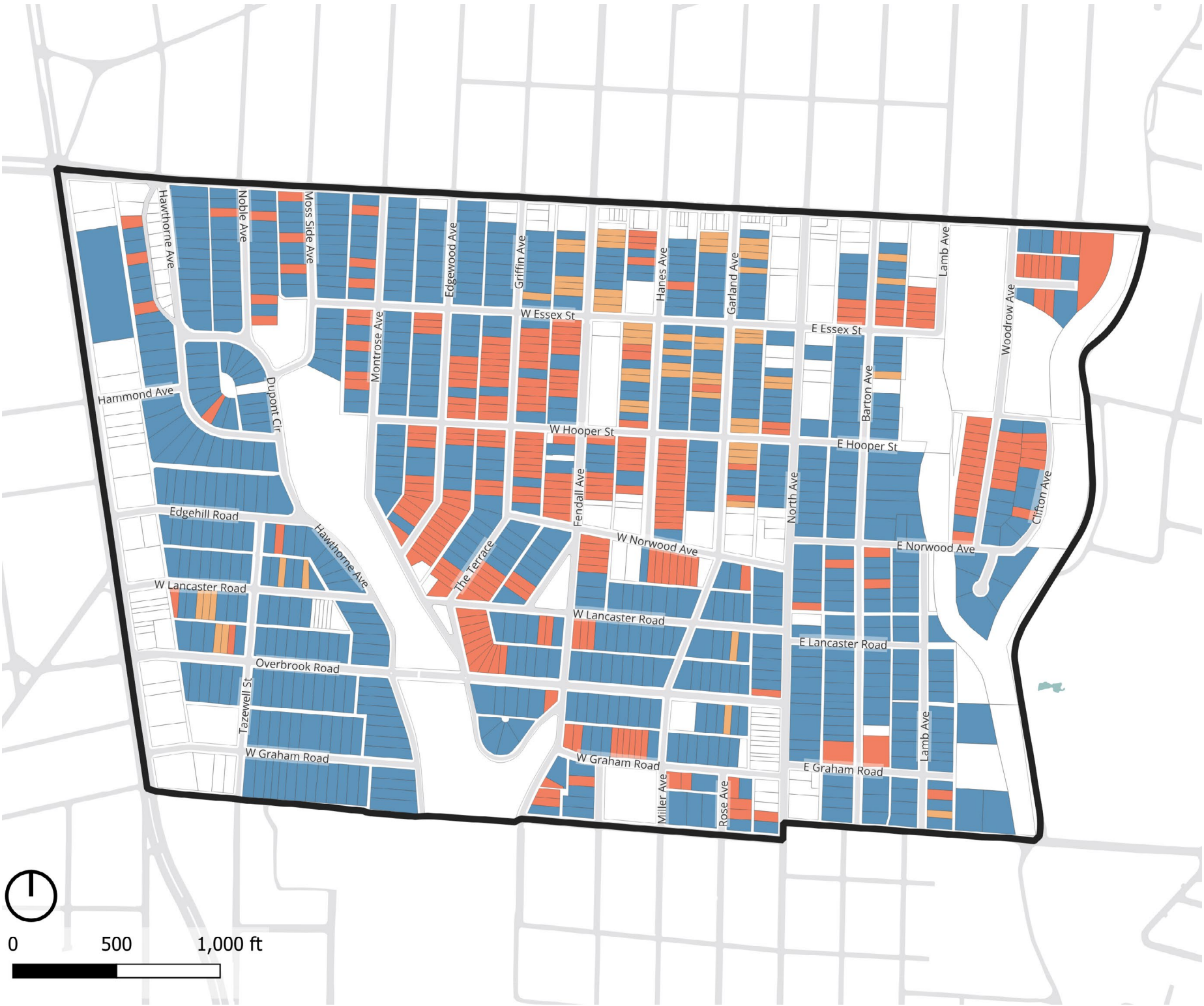
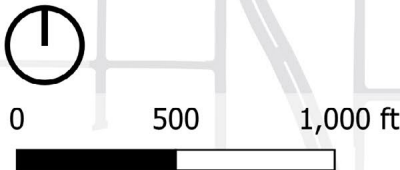
PARCEL SIZE  
NONCONFORMITY

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.

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

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

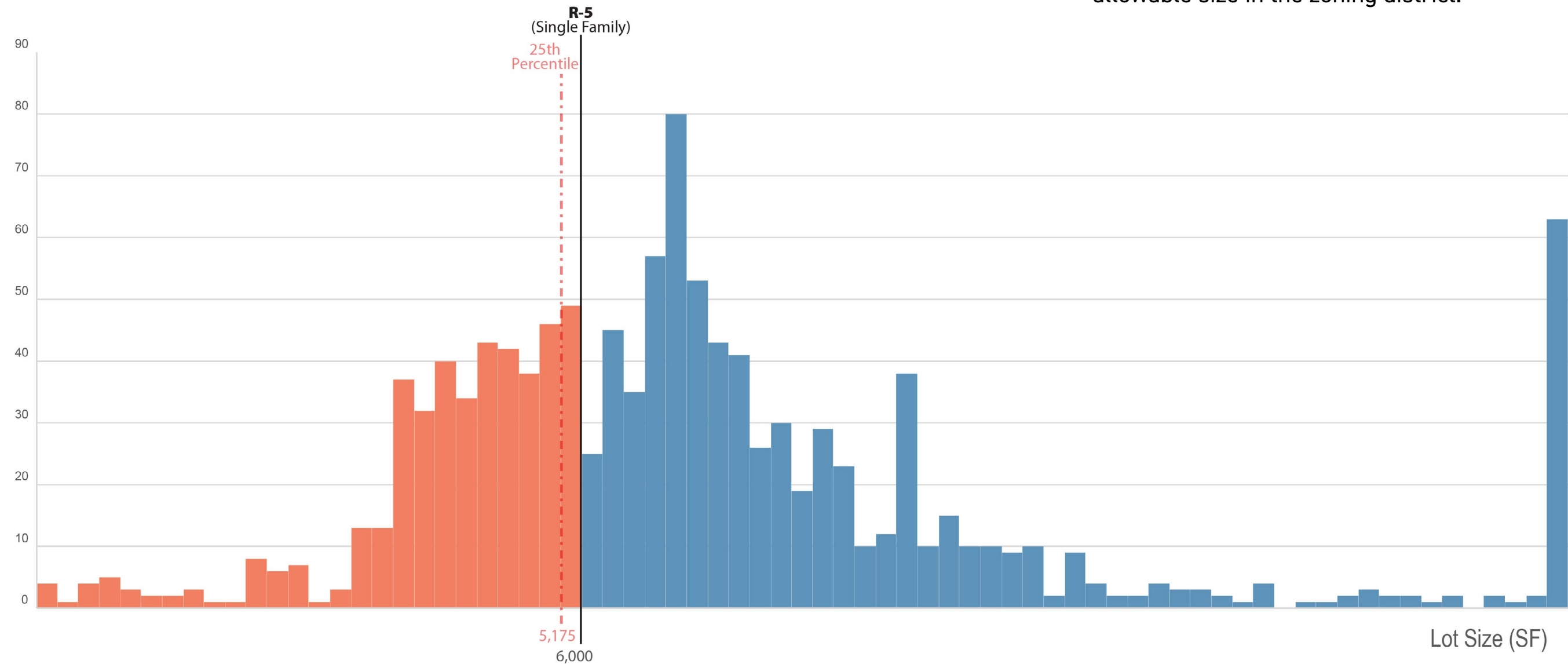


7. Northern Barton Heights

# 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

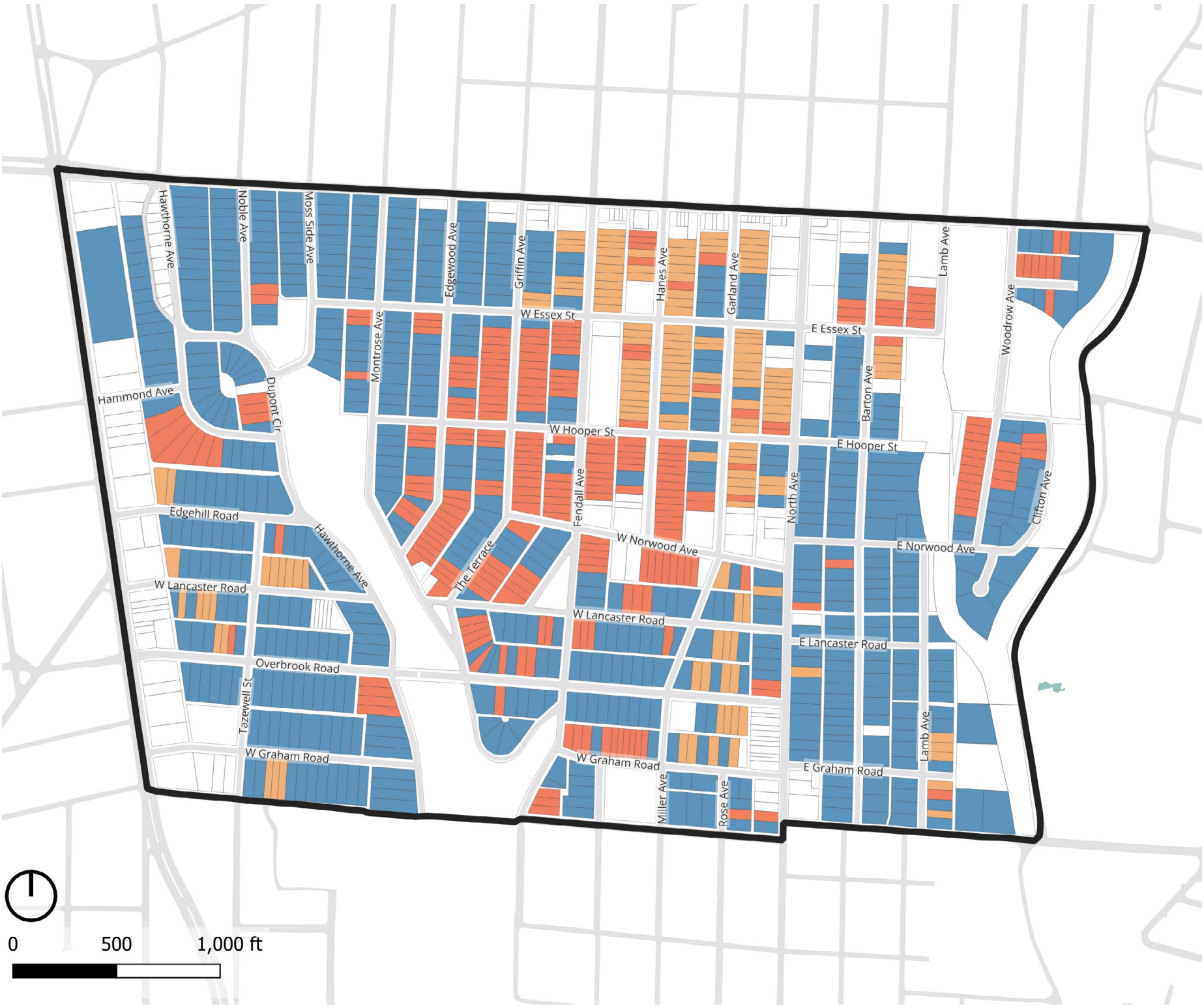
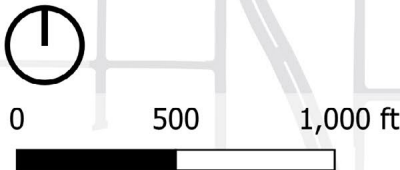
PARCEL FRONTAGE  
NONCONFORMITY

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

Parcels in orange are narrower than the narrowest allowable frontage in the zoning district.

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

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

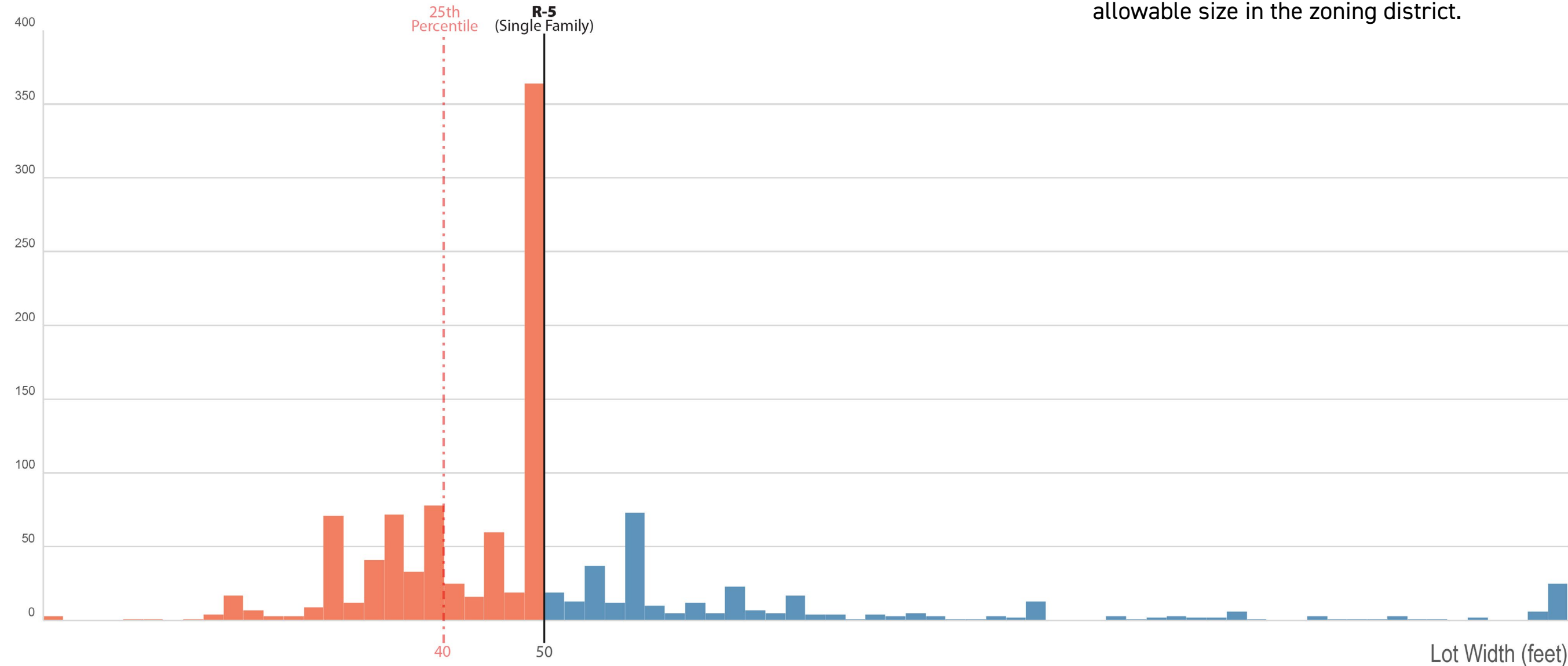


7. Northern Barton Heights

# 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

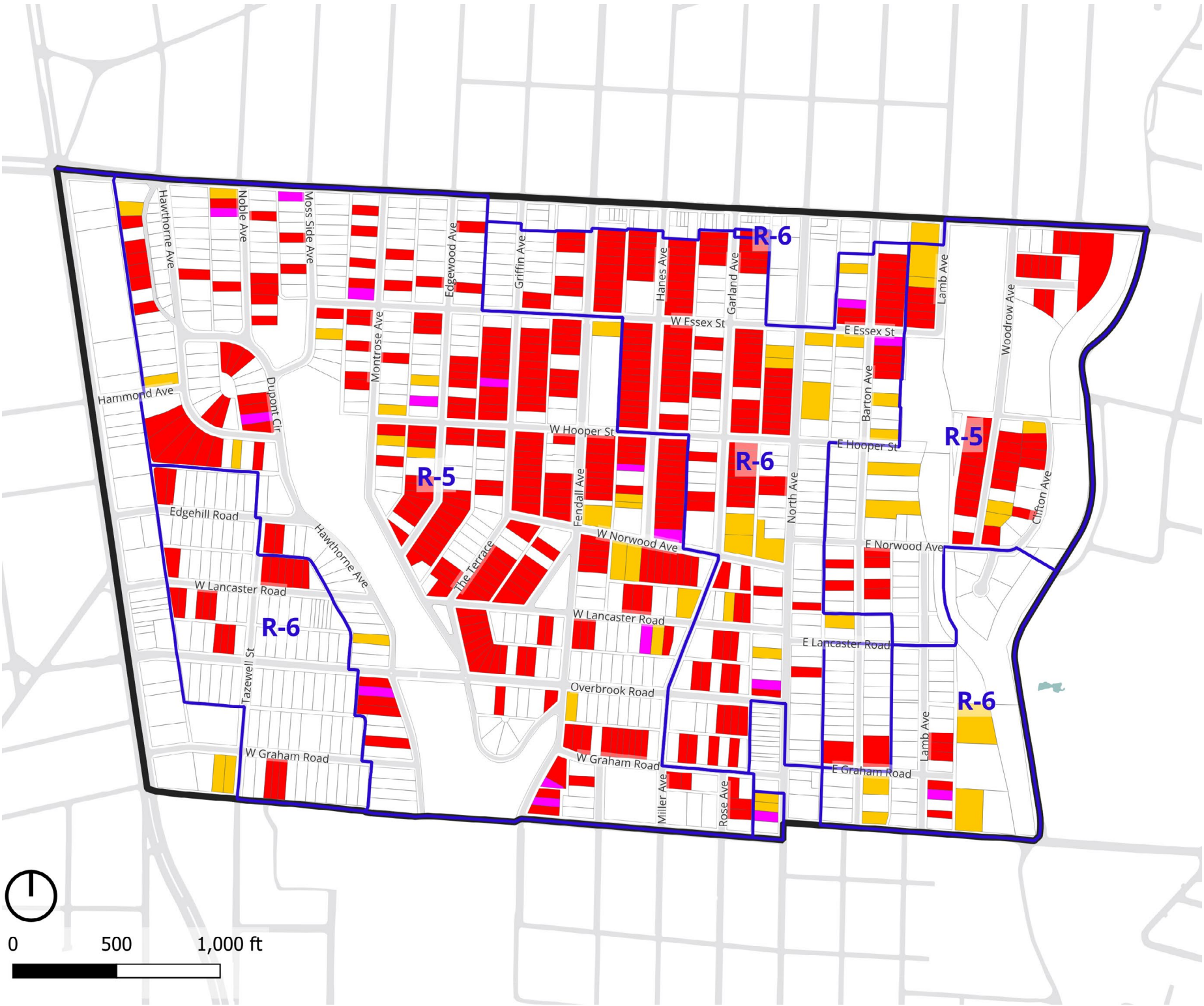
## NONCONFORMITIES

Between **32%** and 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.

4%	Due to Use
27% to 39%	Due to Form
1%	Due to Both

### Predominantly zoned R-5 and R-6

\* The map is showing the high range of nonconformities using the required minimum for detached buildings.



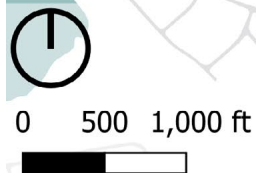
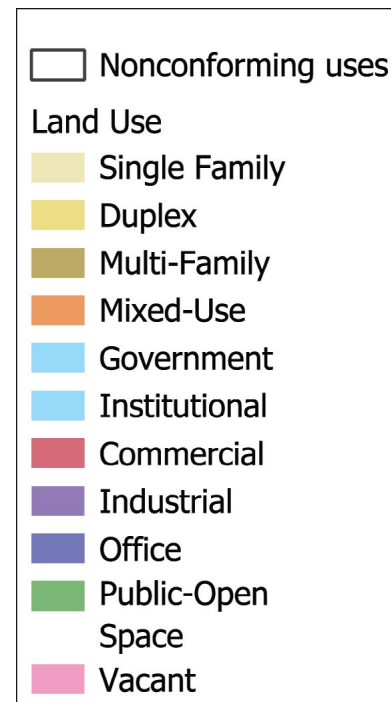


## 8. SWANSBORO / SWANSBORO WEST





# LAND USE

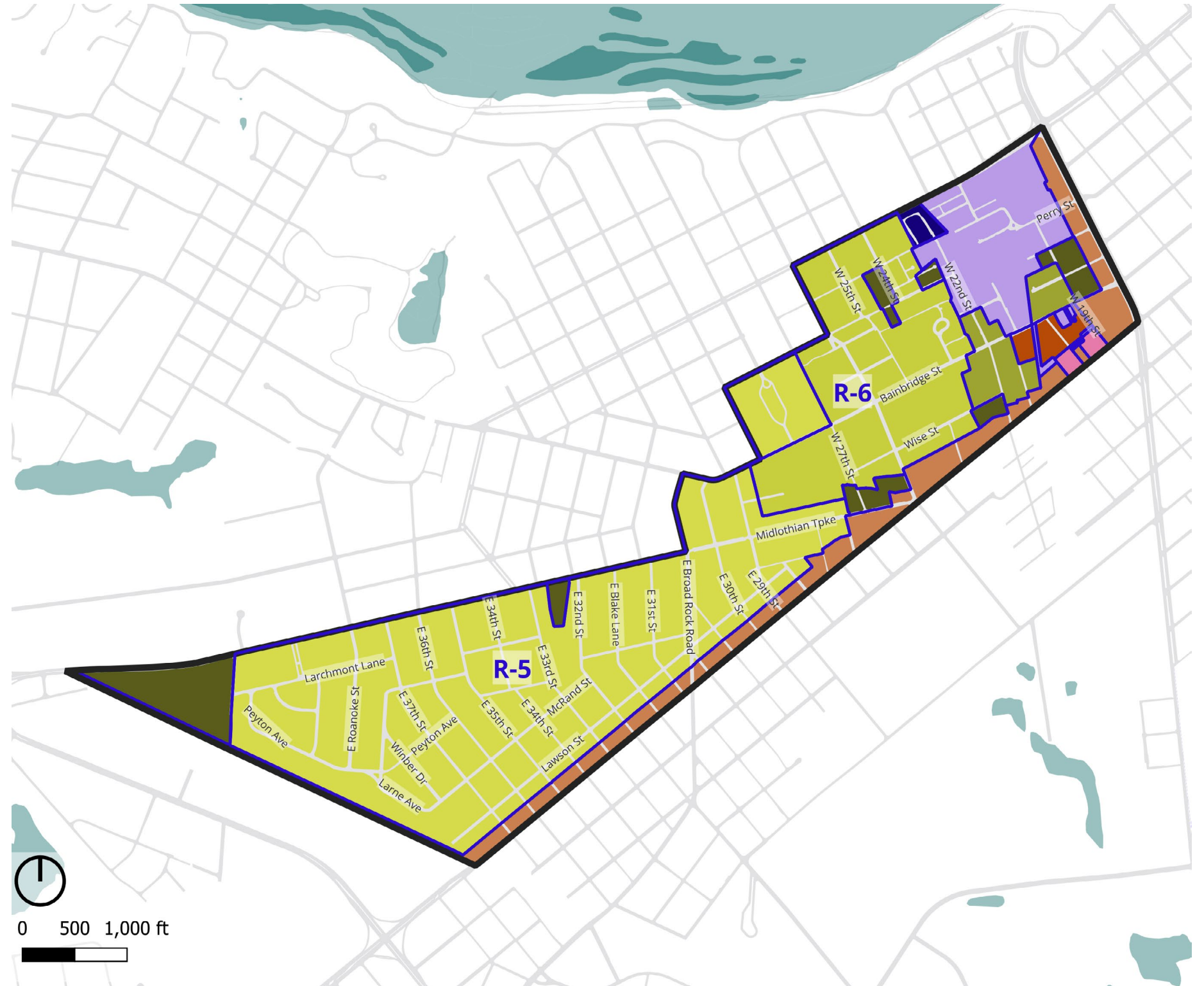


## 8. Swansboro / Swansboro West

# 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

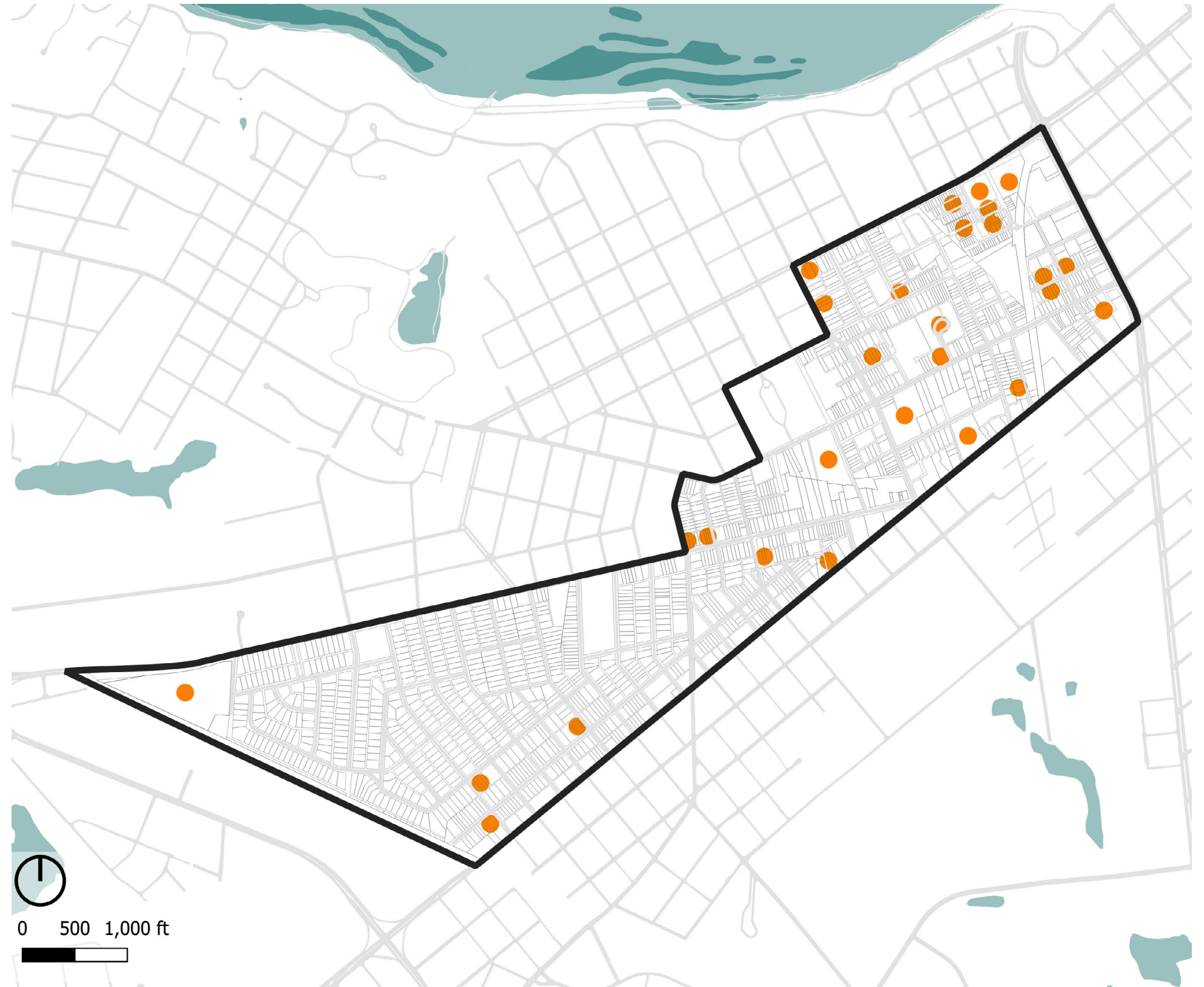




## 8. Swansboro / Swansboro West

# SPECIAL USE PERMITS

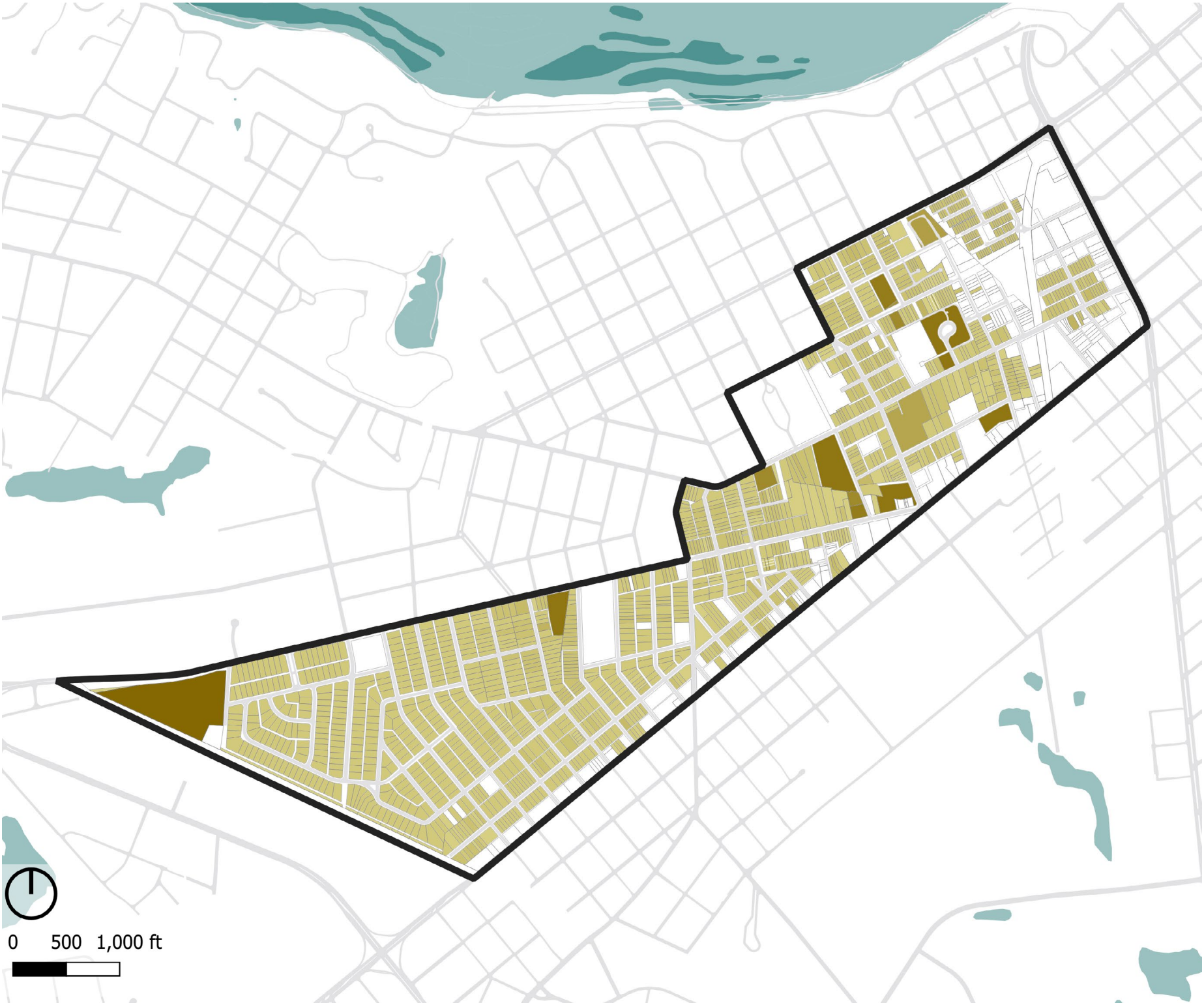
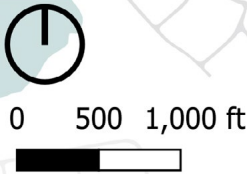
Special Use Permits (SUPs) by location within the neighborhood.



# 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





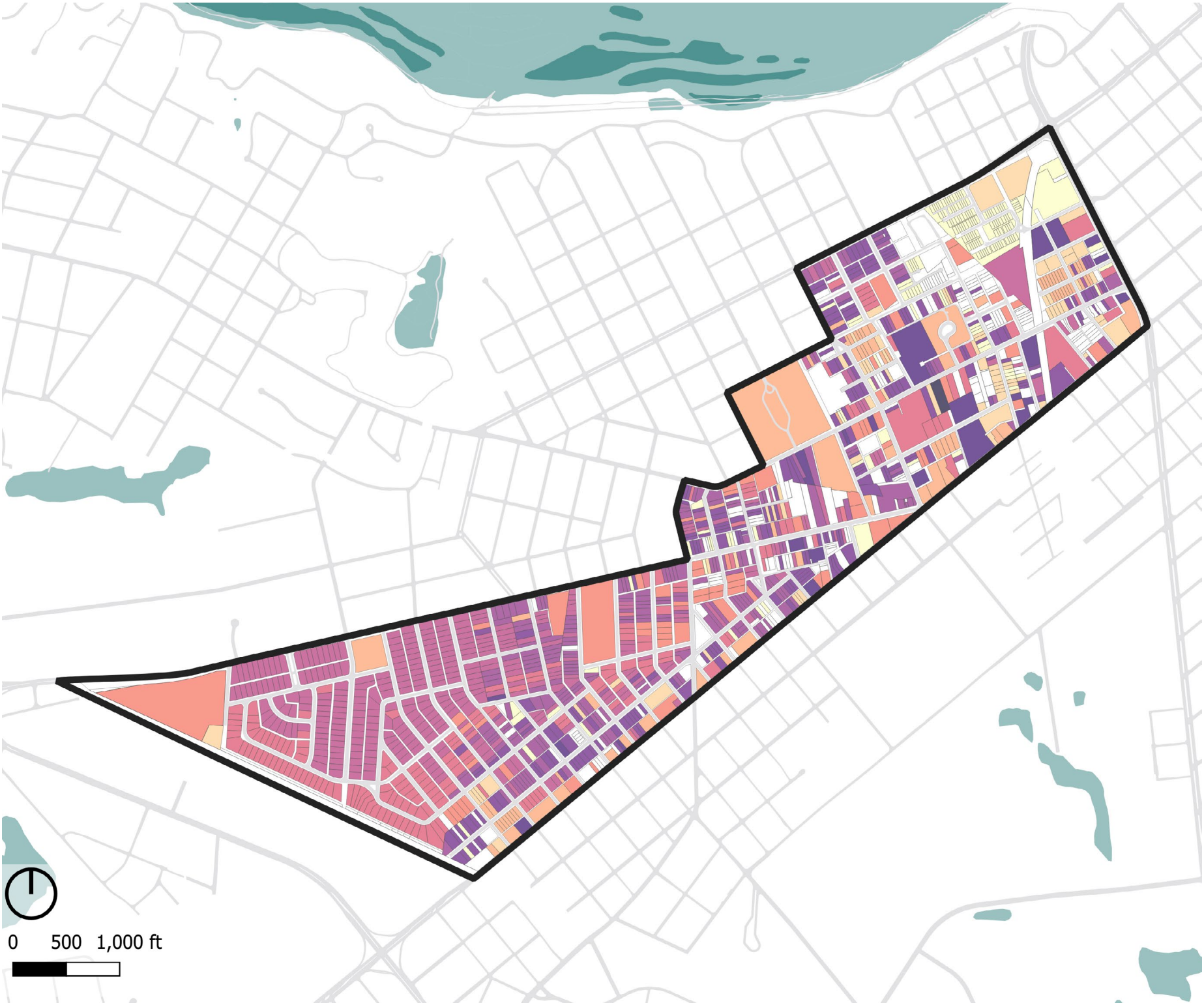
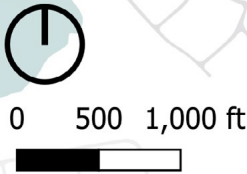
8. Swansboro / Swansboro West

HISTORIC PATTERN

Parcels by Year built

ASR Parcels by Year Built

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



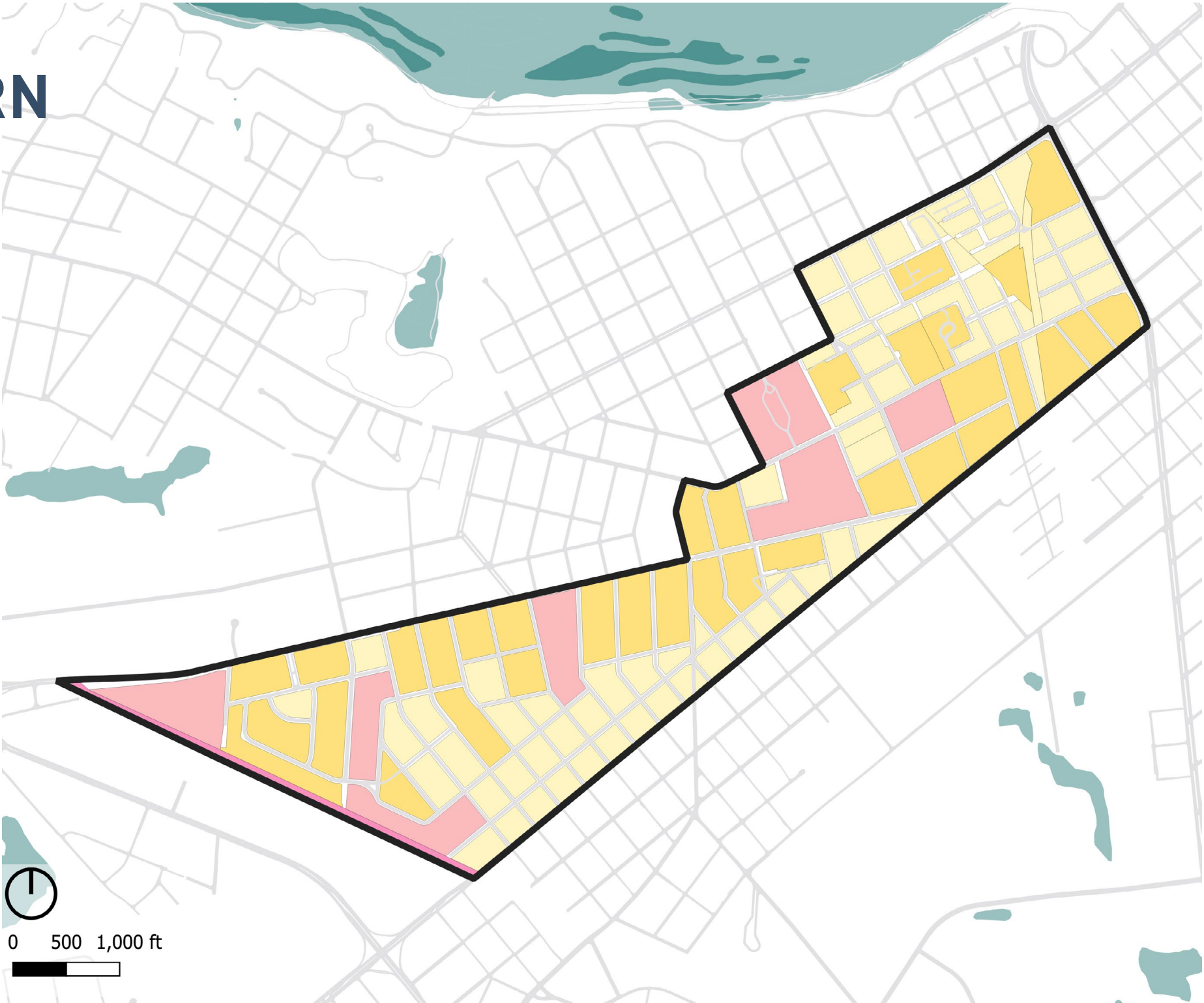
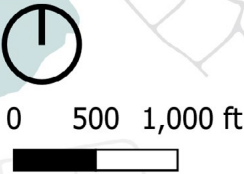
8. Swansboro / Swansboro West

URBAN FABRIC PATTERN

Blocks by size.

City Block Size (Acres)

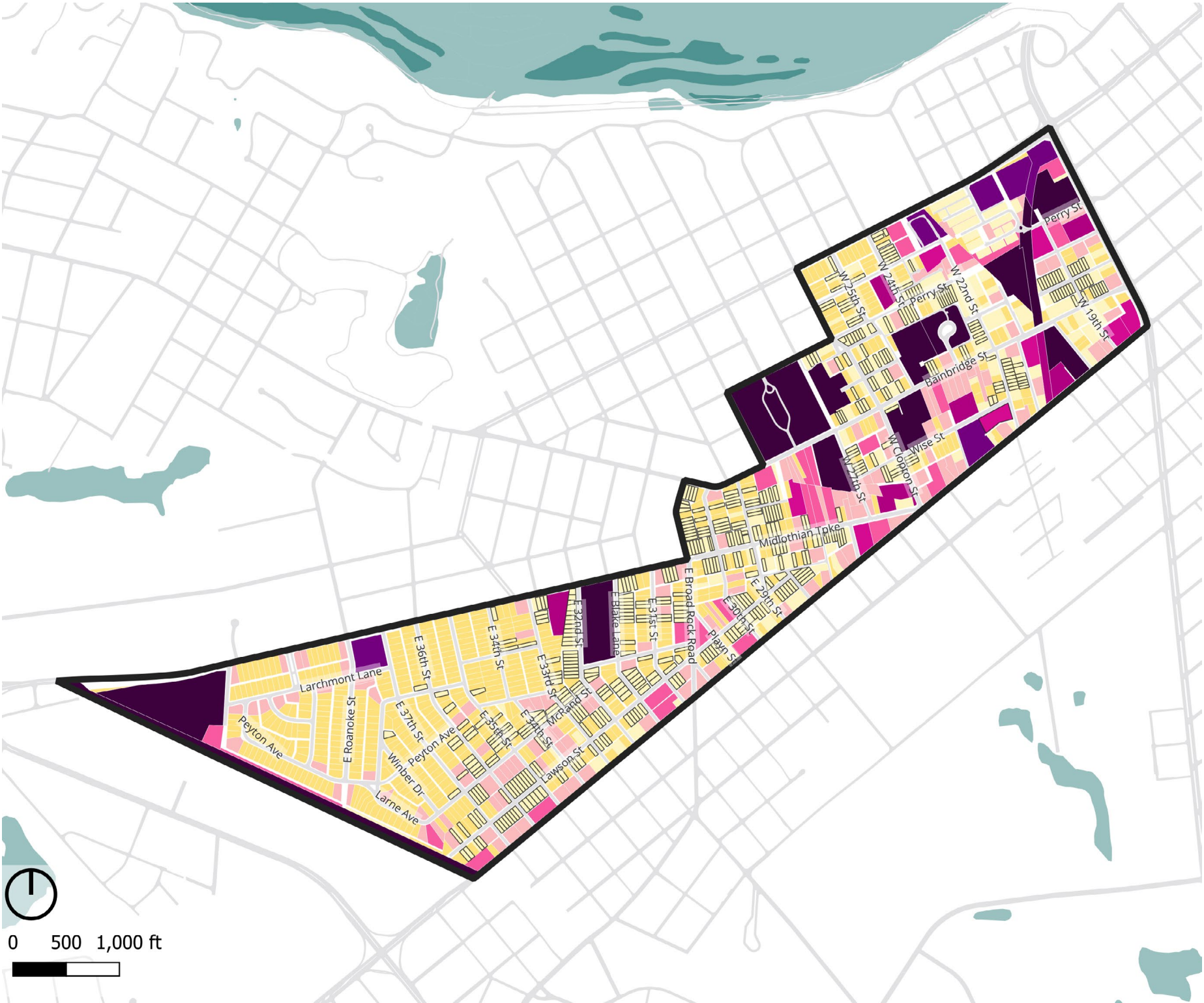
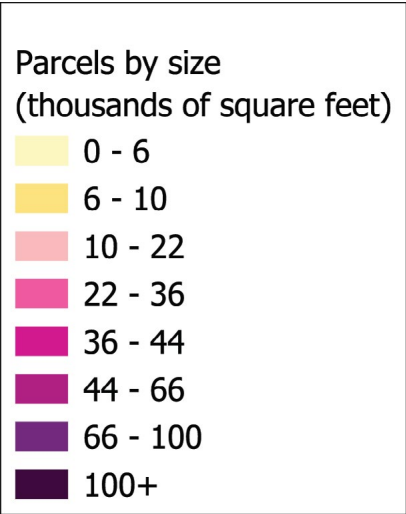
- 0 - 3
- 3 - 6
- 6 - 15
- 15 - 25
- 25 - 43
- 43 - 75
- 75 - 117
- 117 - 170
- 170 - 270
- 270 - 385





8. Swansboro / Swansboro West

# PARCEL SIZES





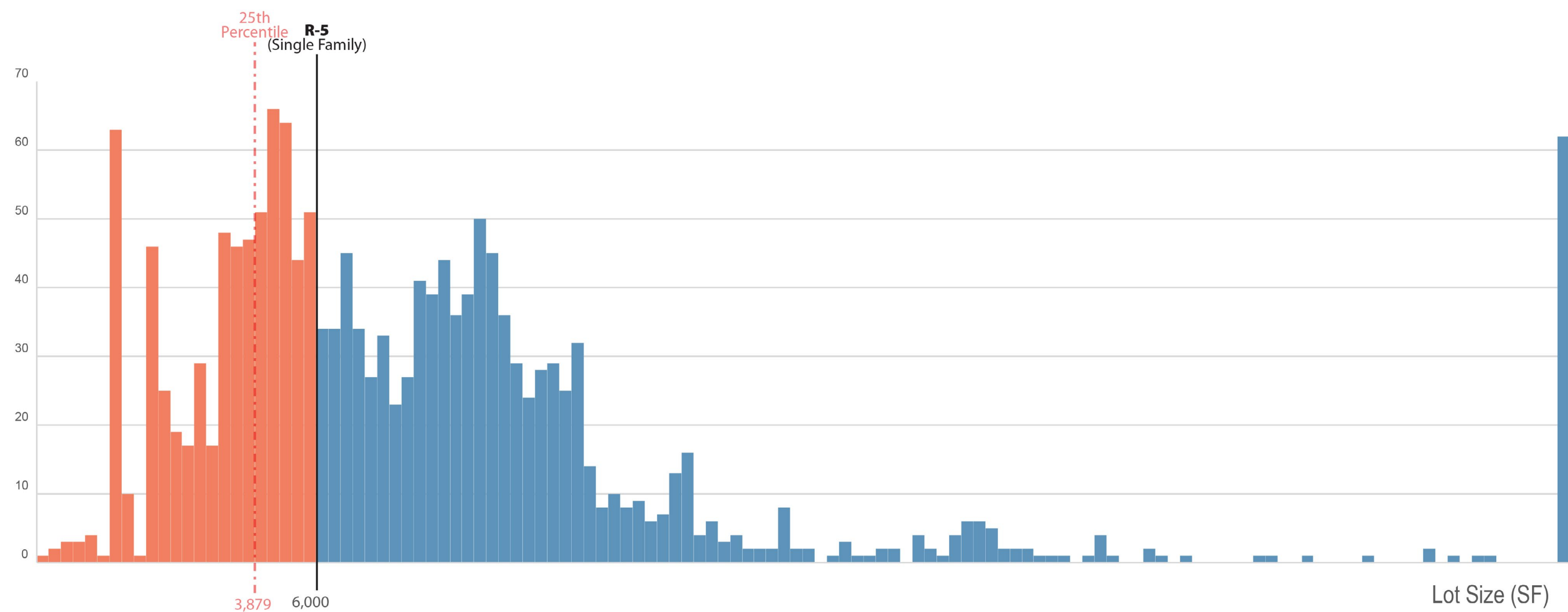


8. Swansboro / Swansboro West

# 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.

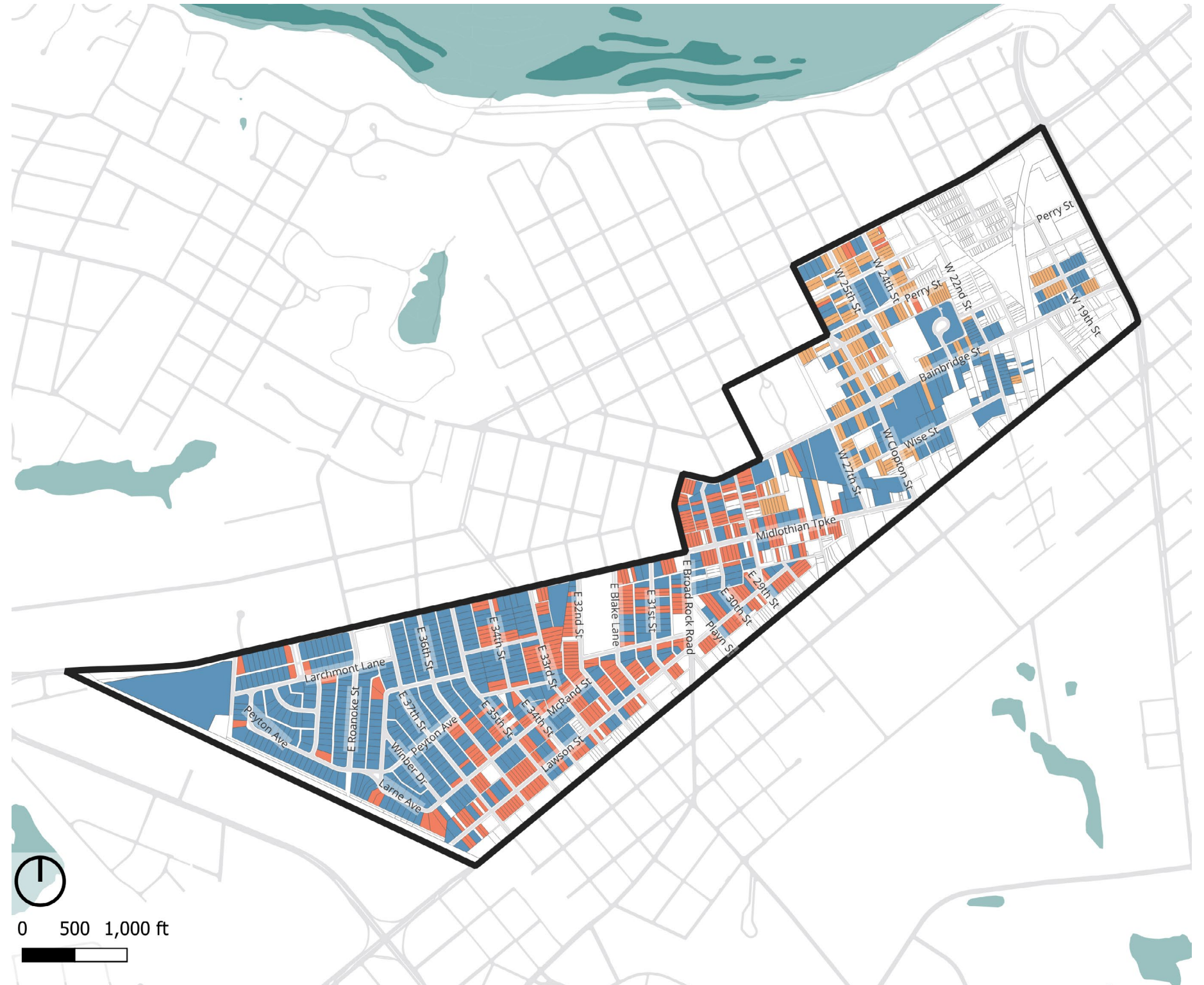


# PARCEL FRONTAGE NONCONFORMITY

Parcels in orange are narrower than the narrowest allowable frontage in the zoning district.

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

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

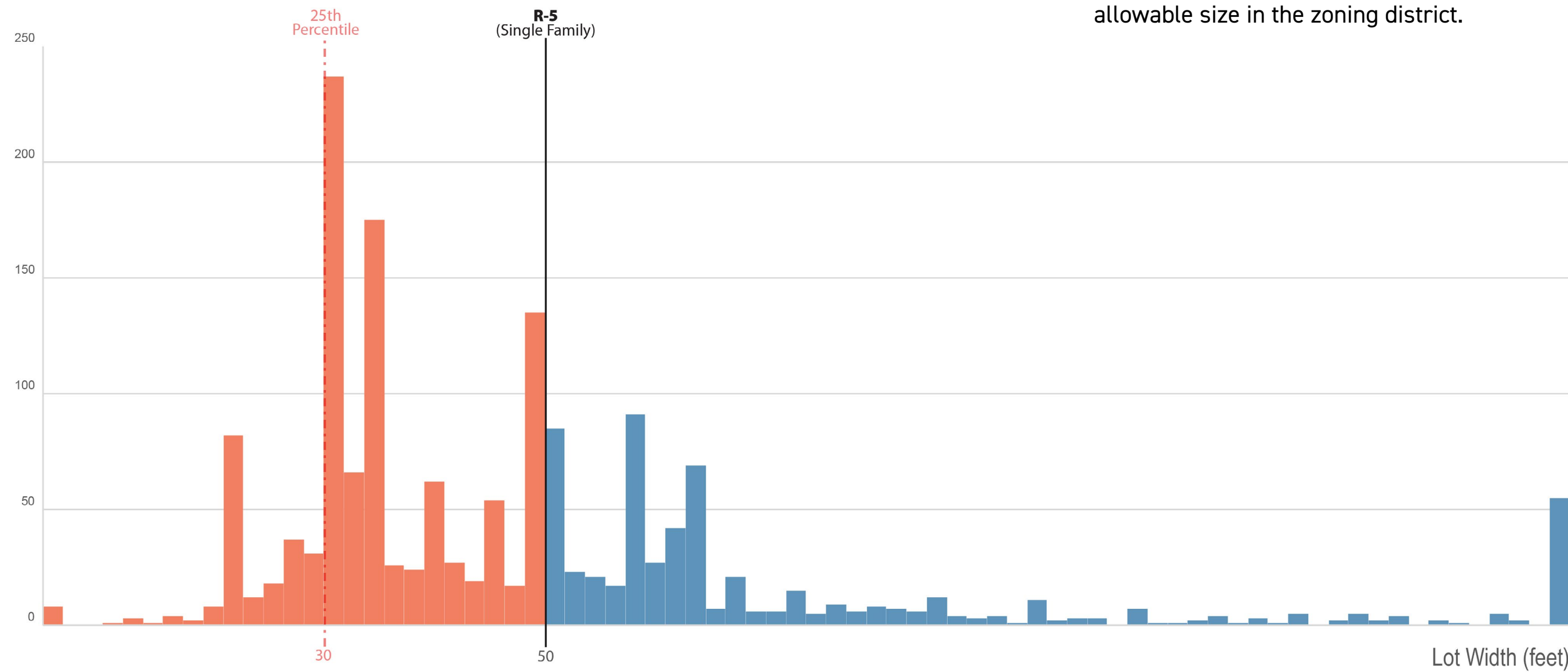




# PARCEL FRONTAGE DISTRIBUTION

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.







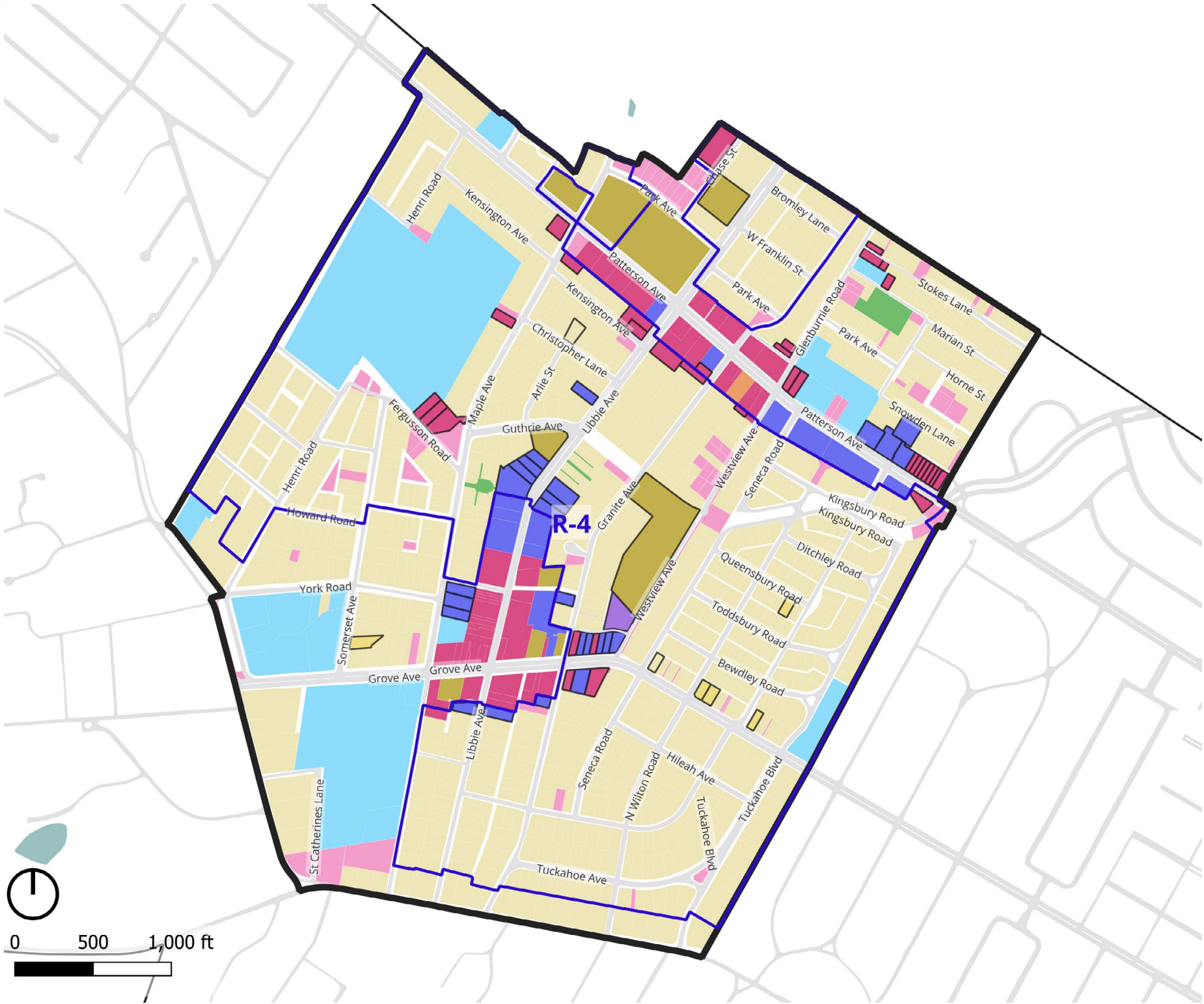
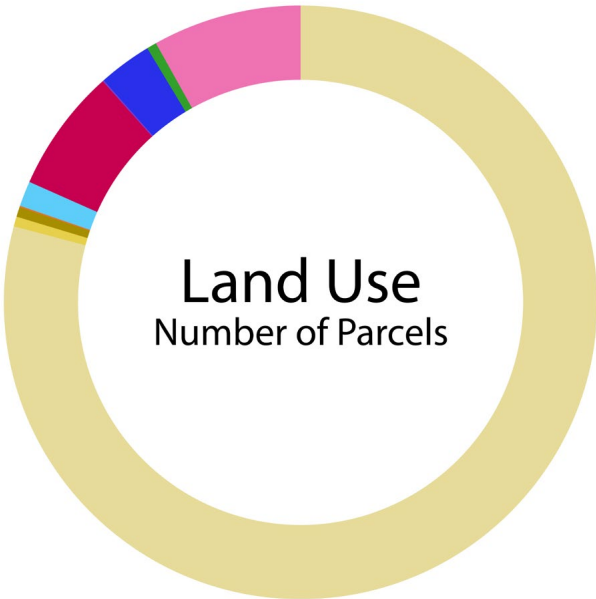
## 9. THREE CHOPT / WESTHAMPTON





9. Three Chopt / Westhampton

# LAND USE



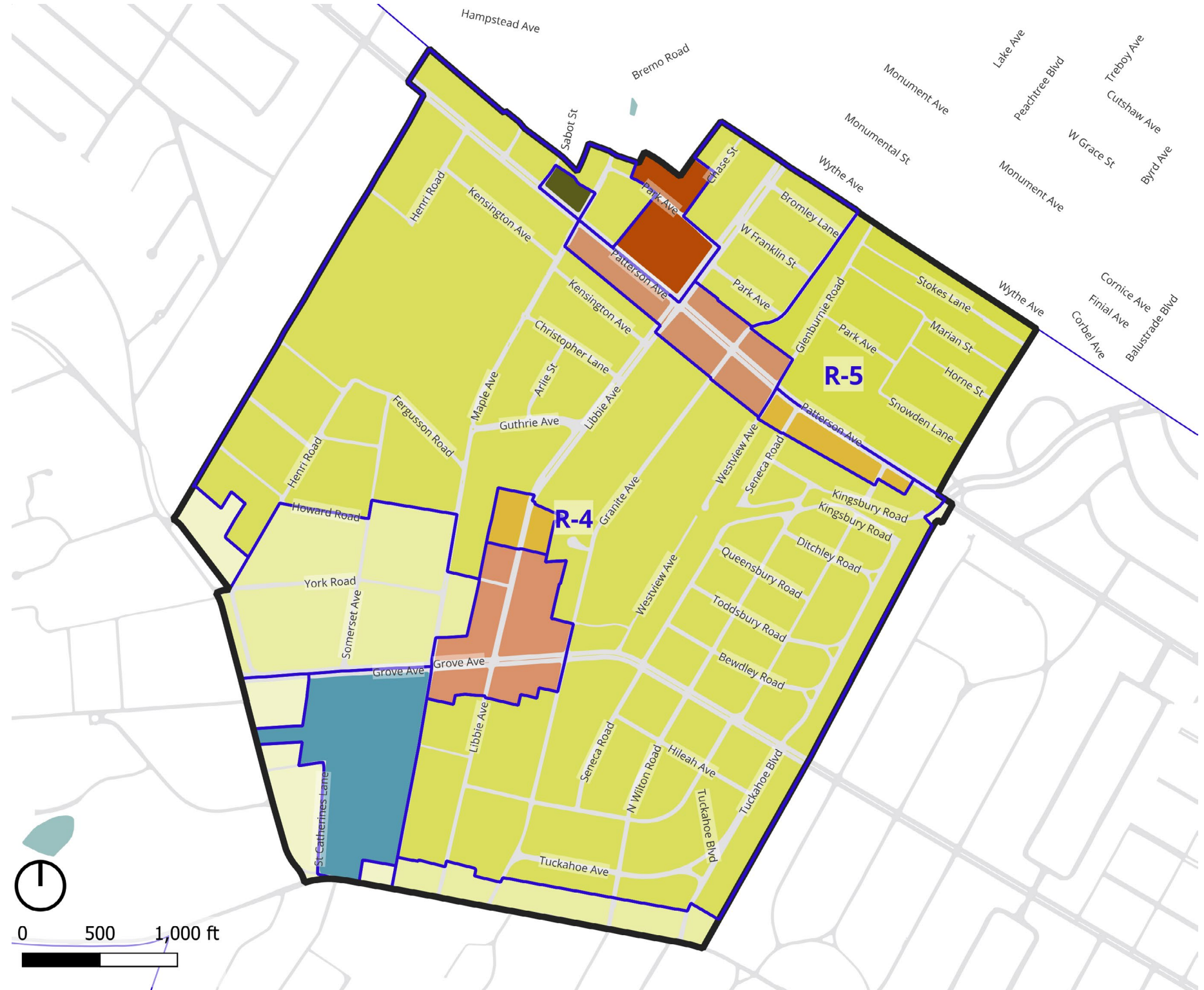


## 9. Three Chopt / Westhampton

# 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
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- 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



## 9. Three Chopt / Westhampton

# SPECIAL USE PERMITS

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

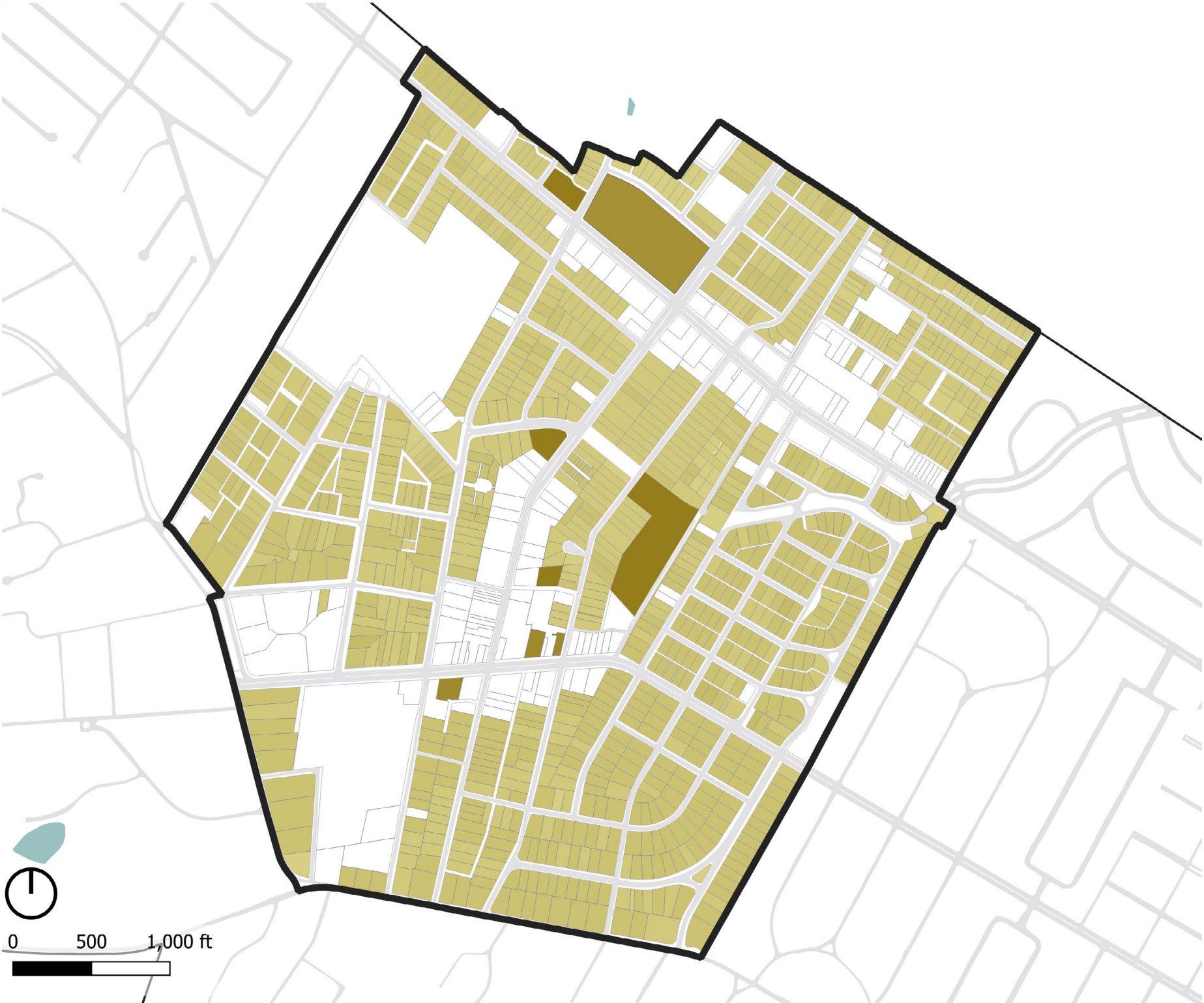




# RESIDENTIAL TYPOLOGY

Residential Parcel Typology

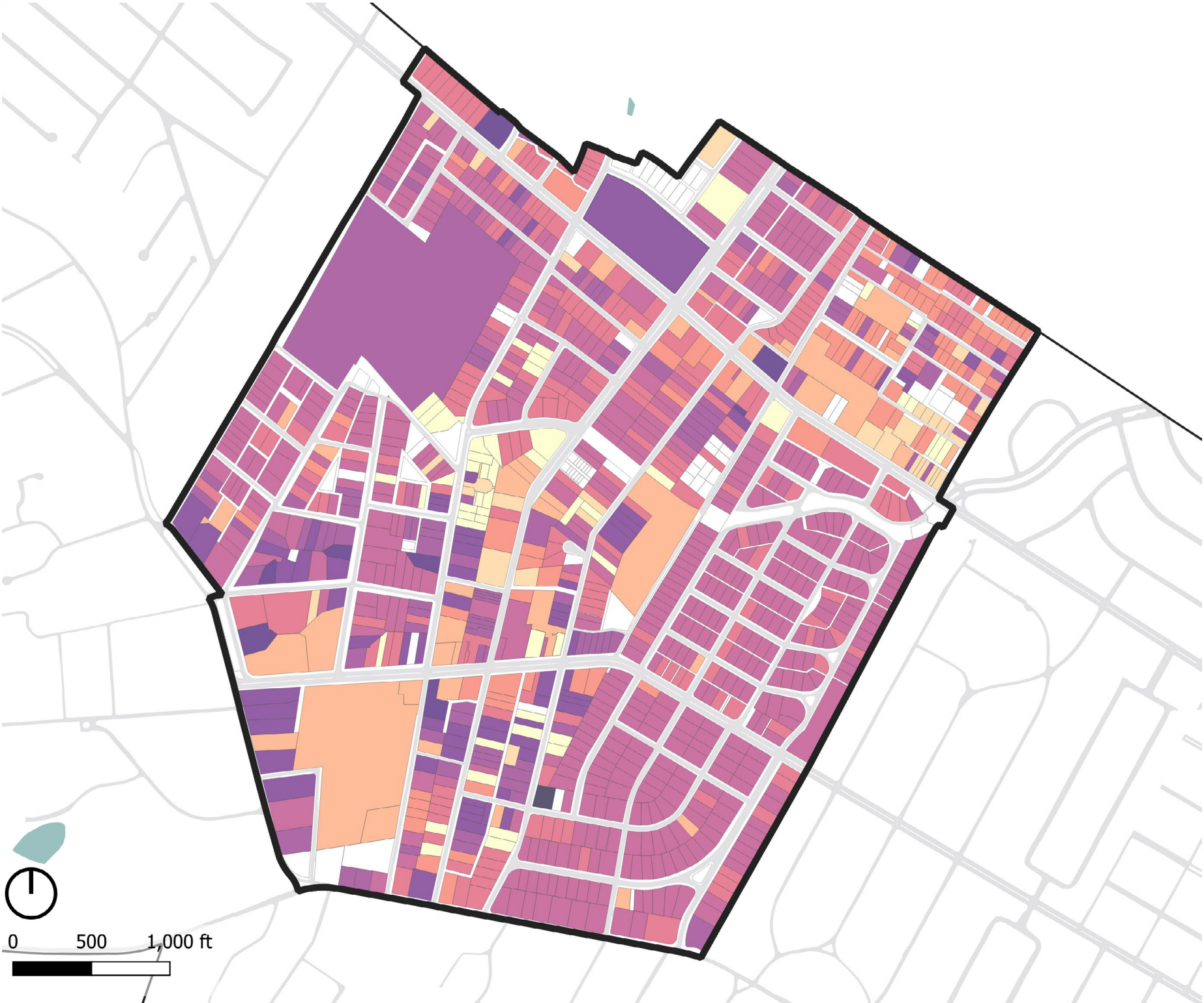
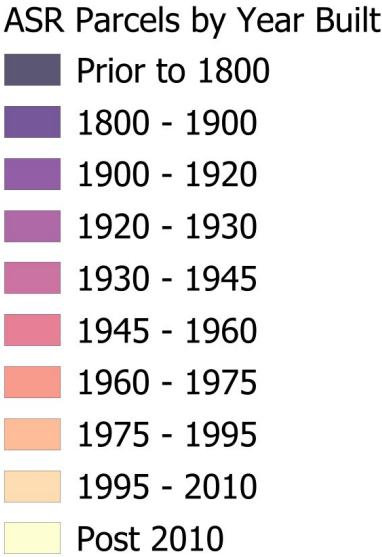
- 100+ Units
- 50+ Units
- 25-99 Units
- 10-50 Units
- 5-49 Units
- 1-10 Units
- Multi-Family
- Mixed Use
- Mobile Home Park
- Senior Living
- Four Family
- Three Family
- Two Family
- Two Story
- One Story
- Single Family





# HISTORIC PATTERN

Parcels by Year built



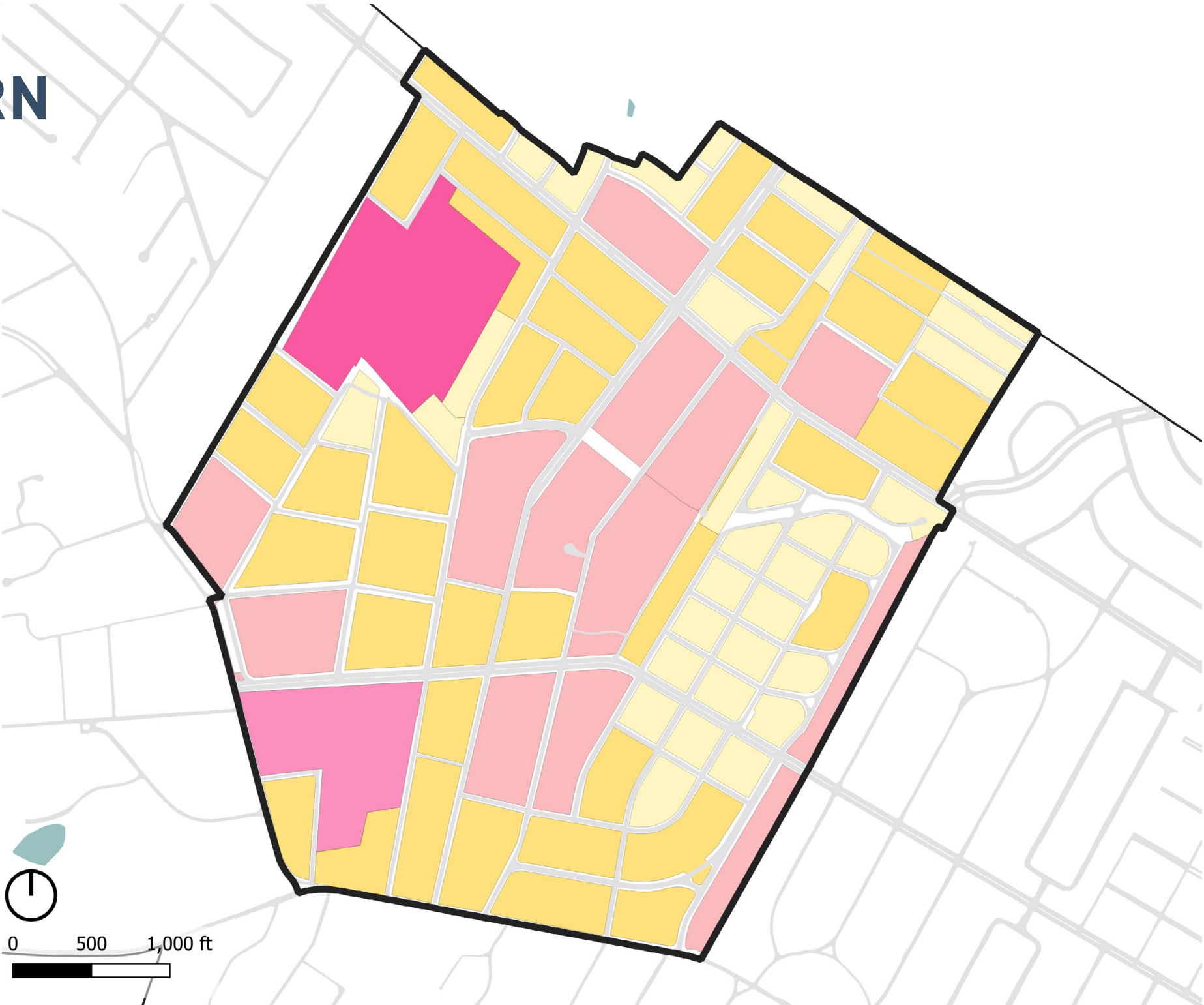


# URBAN FABRIC PATTERN

Blocks by size.

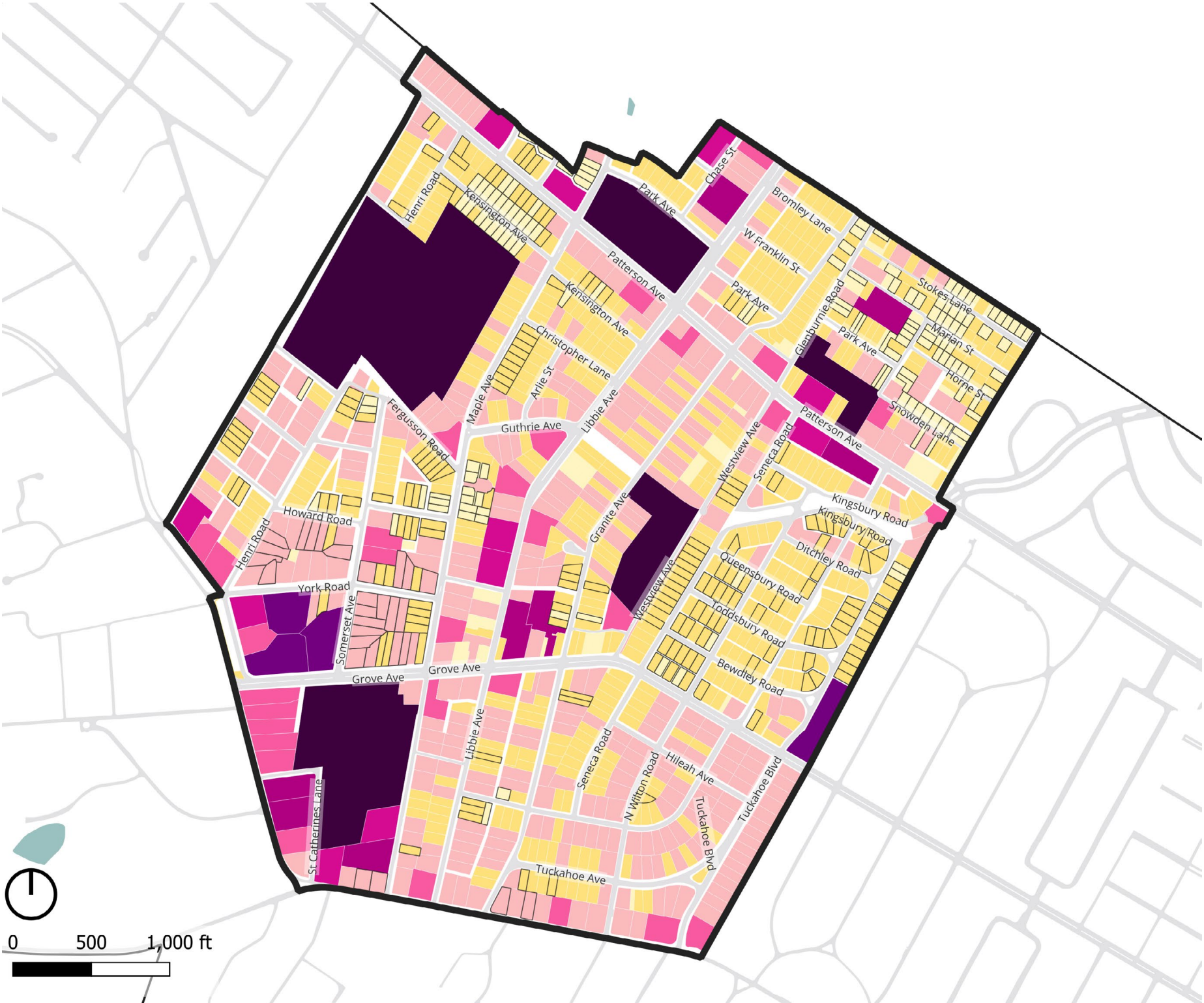
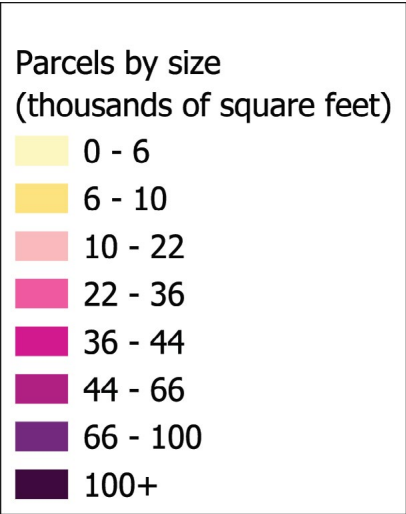
City Block Size (Acres)

- 0 - 3
- 3 - 6
- 6 - 15
- 15 - 25
- 25 - 43
- 43 - 75
- 75 - 117
- 117 - 170
- 170 - 270
- 270 - 385



9. Three Chopt / Westhampton

# PARCEL SIZES

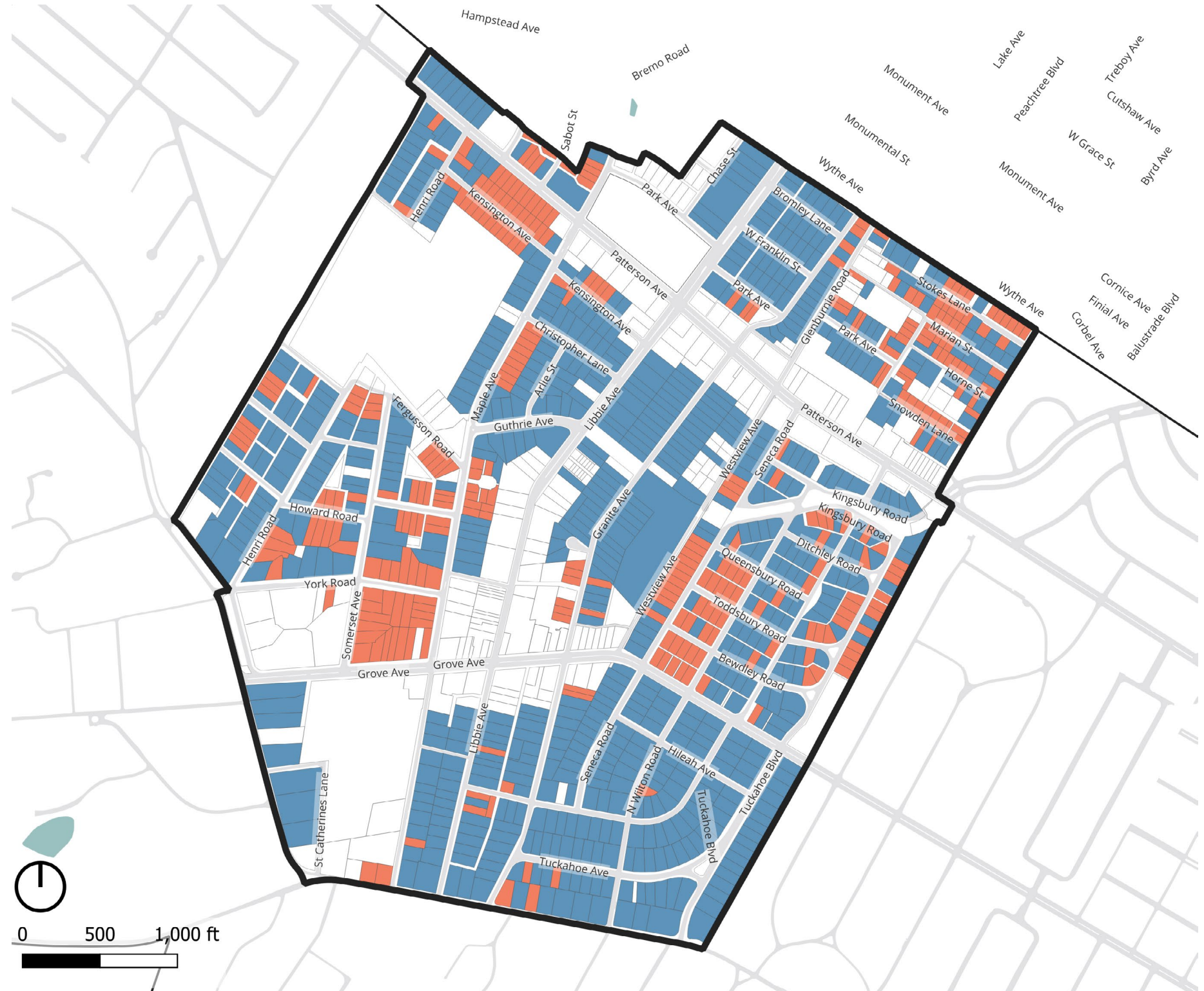
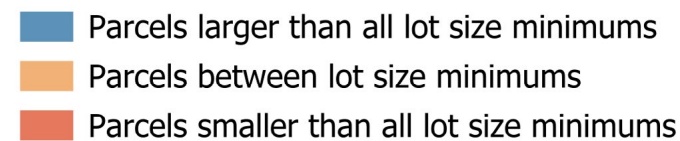




# PARCEL SIZE NONCONFORMITY

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

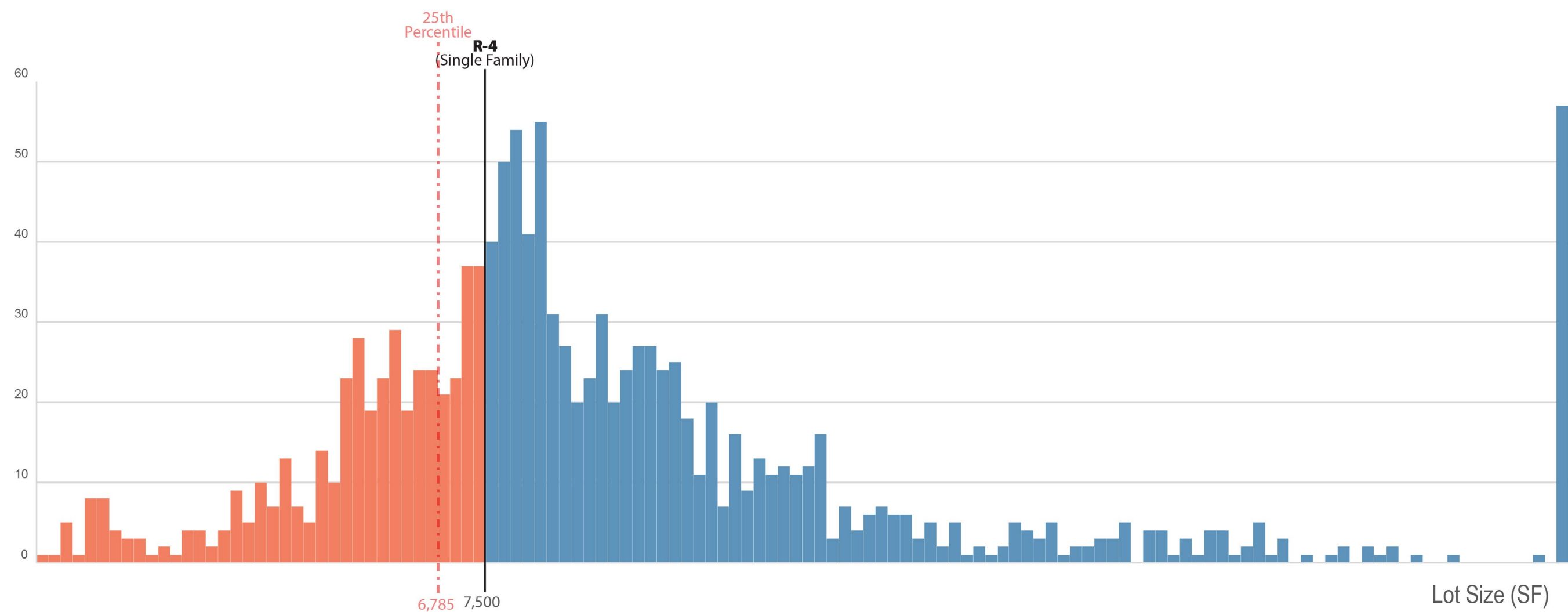
District	Property Type	Min Lot Size (SF)
R-4	SFD	7,500
R-5	SFD	6,000



# 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.

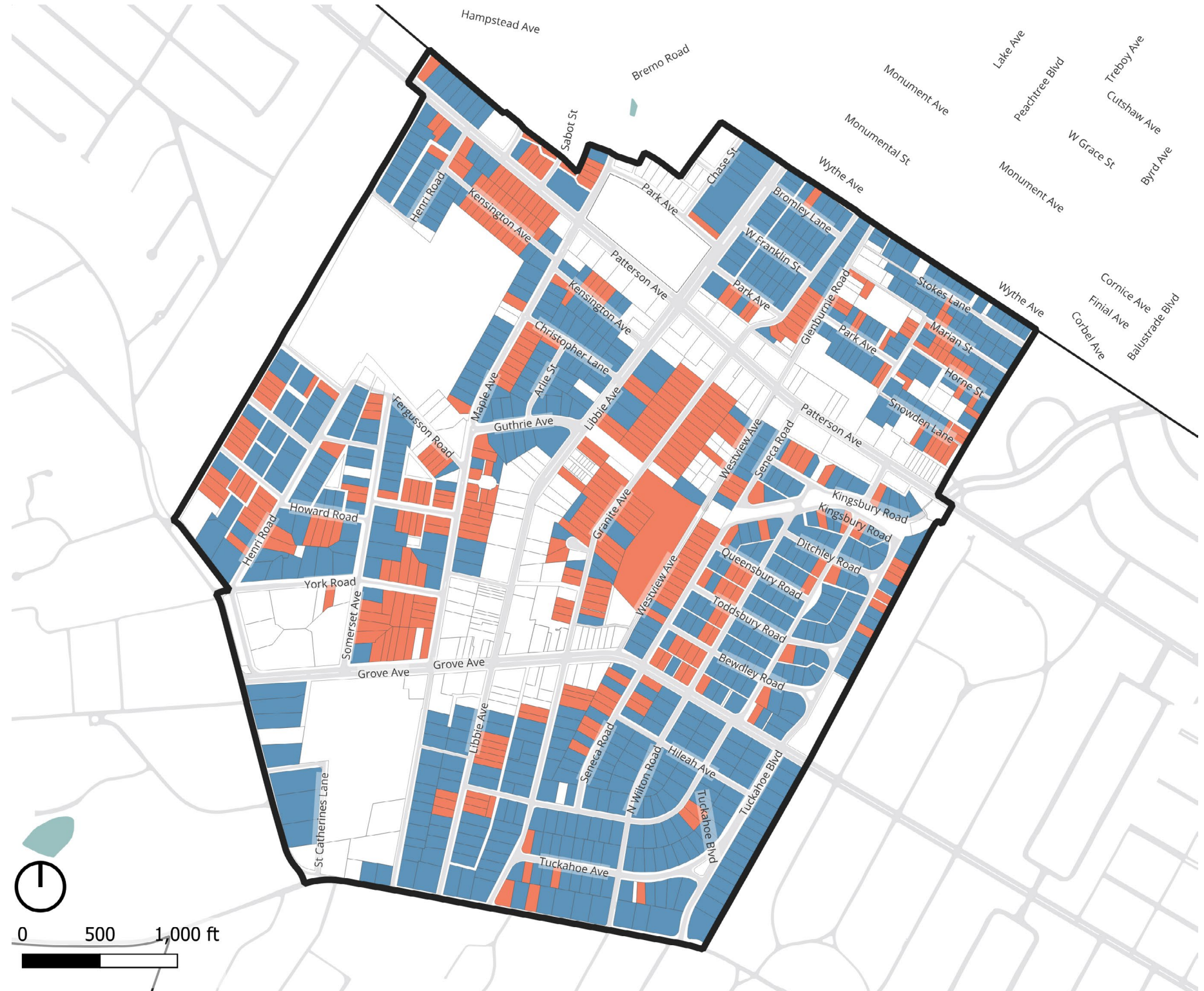
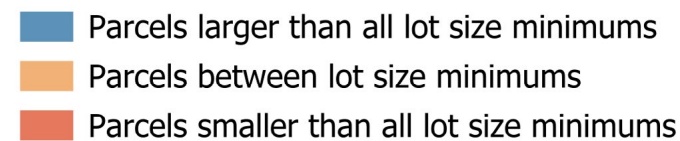




# PARCEL FRONTAGE NONCONFORMITY

Parcels in orange are narrower than the narrowest allowable frontage in the zoning district.

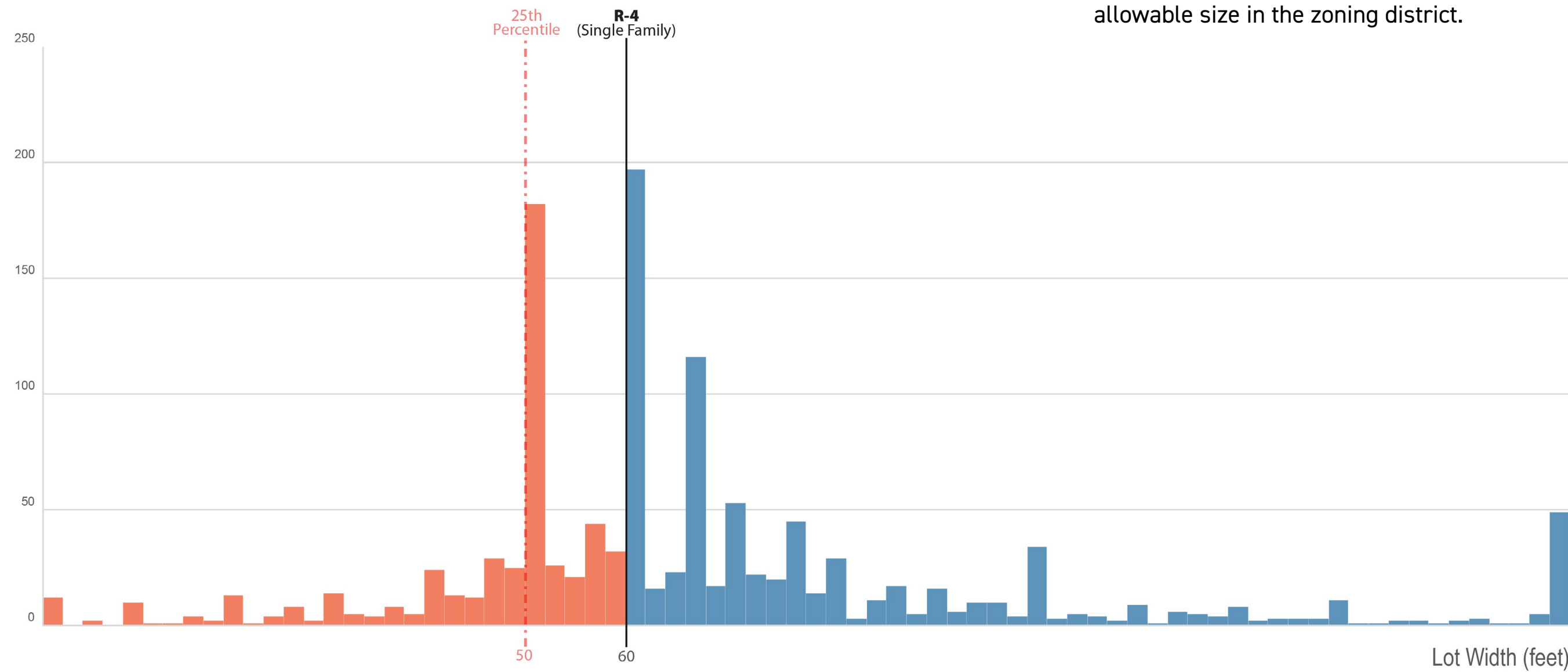
District	Property Type	Min Lot Width (ft)
R-4	SFD	60
R-5	SFD	50



# 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.





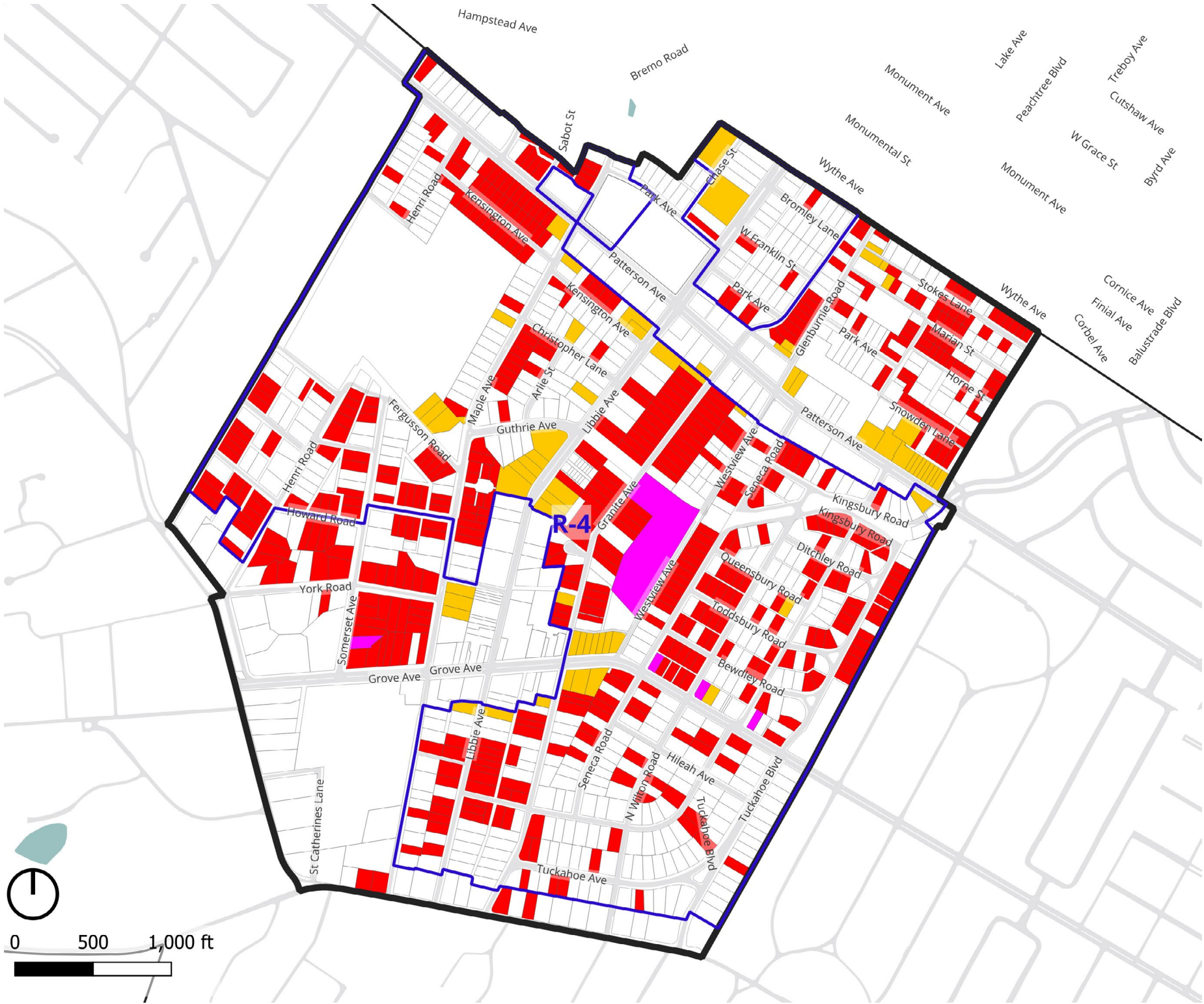
9. Three Chopt / Westhampton

# NONCONFORMITIES

**46%** of all parcels in Three Chopt / Westhampton are nonconforming based on form (lot size, lot coverage, building height, frontage) and/or use.

5%	Due to Use
41%	Due to Form
0%	Due to Both

Predominantly zoned R-4





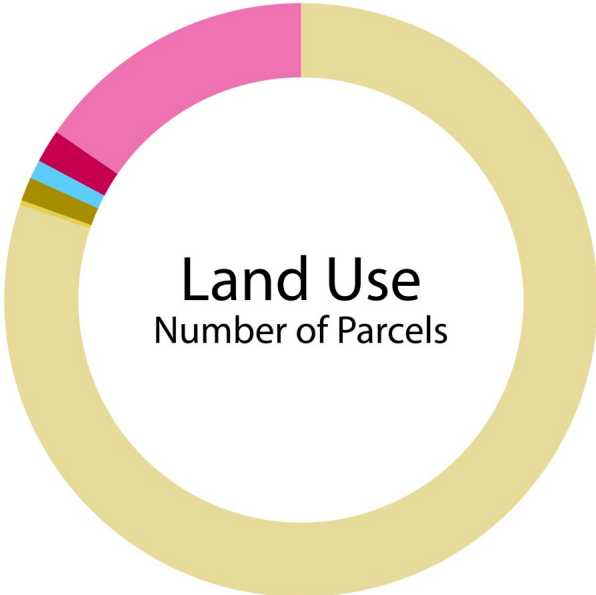
# 10. WASHINGTON PARK



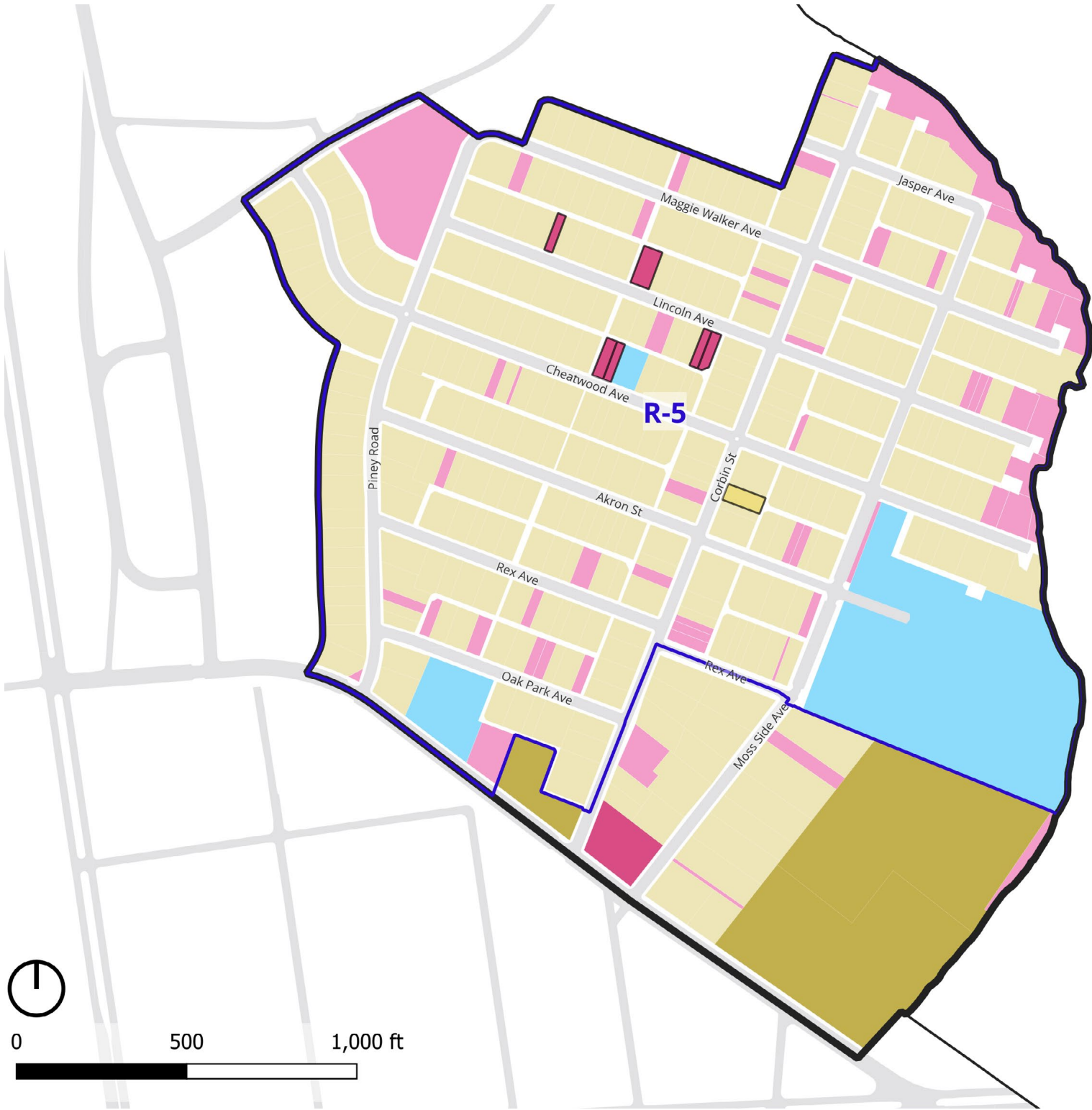


10. Washington Park

# LAND USE



- Nonconforming uses
- Land Use
  - Single Family
  - Duplex
  - Multi-Family
  - Mixed-Use
  - Government
  - Institutional
  - Commercial
  - Industrial
  - Office
  - Public-Open Space
  - Vacant



# 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

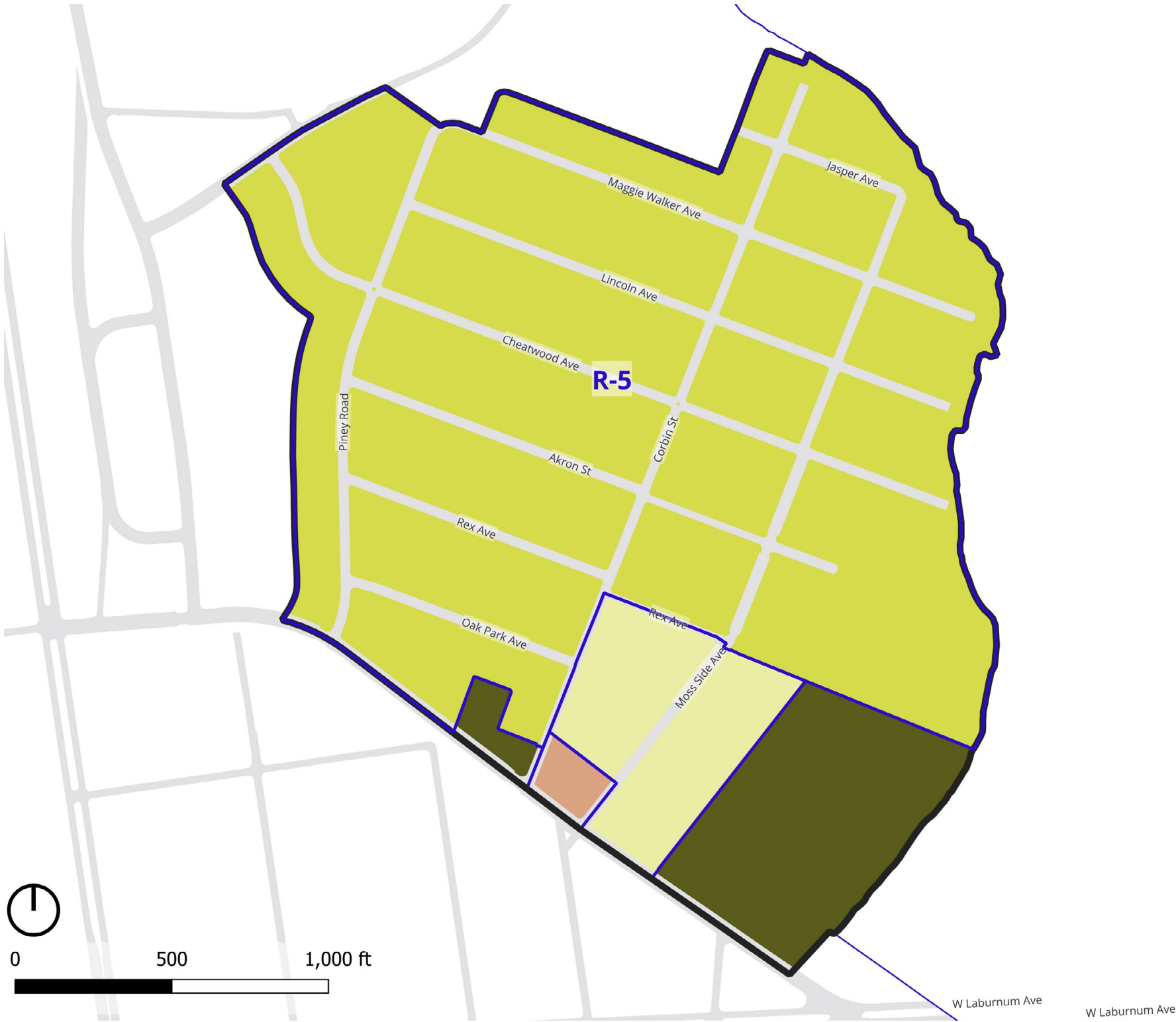
RO-2 Residential Office

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





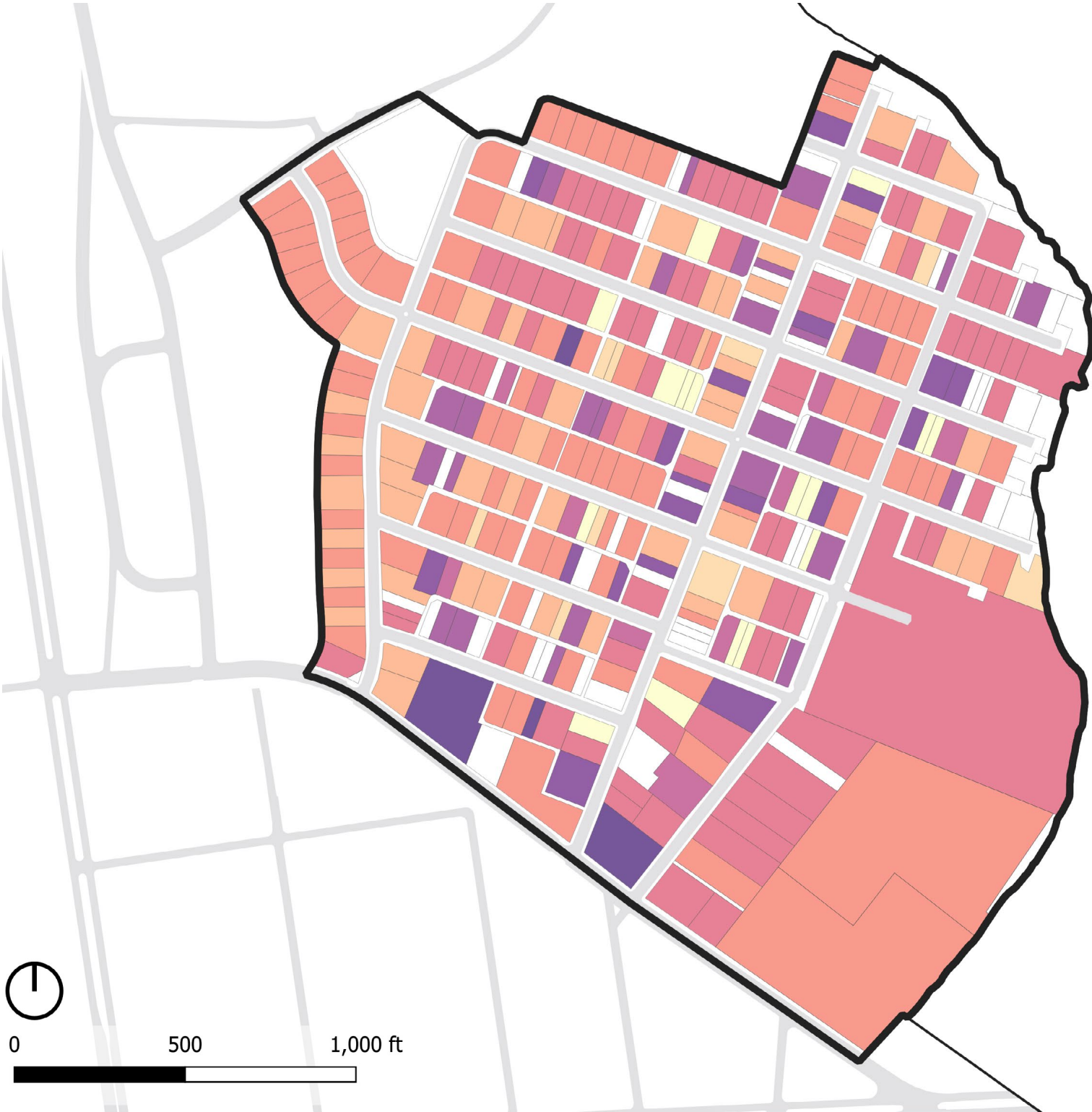
10. Washington Park

HISTORIC PATTERN

Parcels by Year built

ASR Parcels by Year Built

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



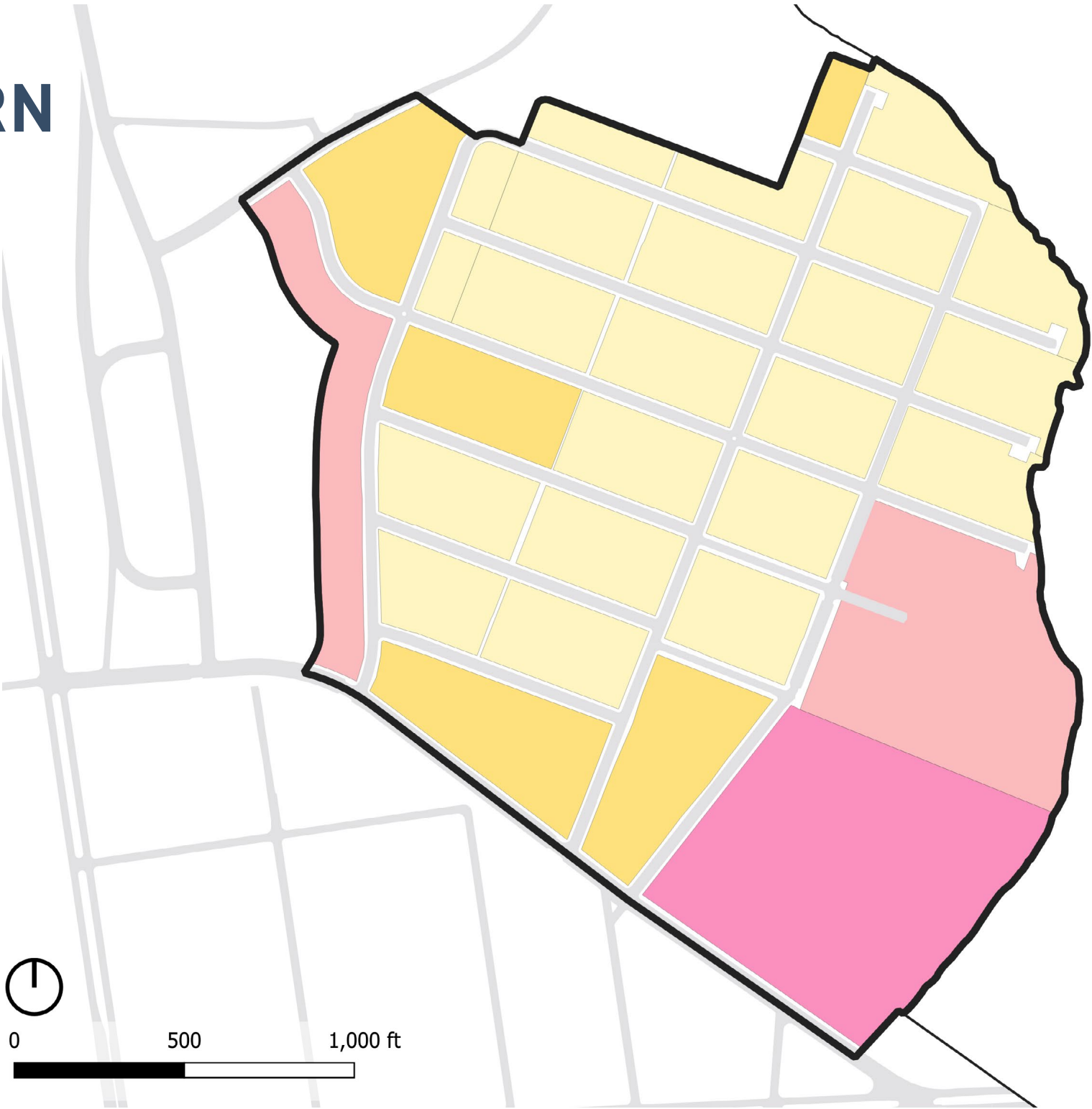
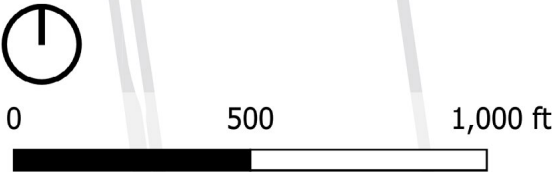
10. Washington Park

URBAN FABRIC PATTERN

Blocks by size.

City Block Size (Acres)

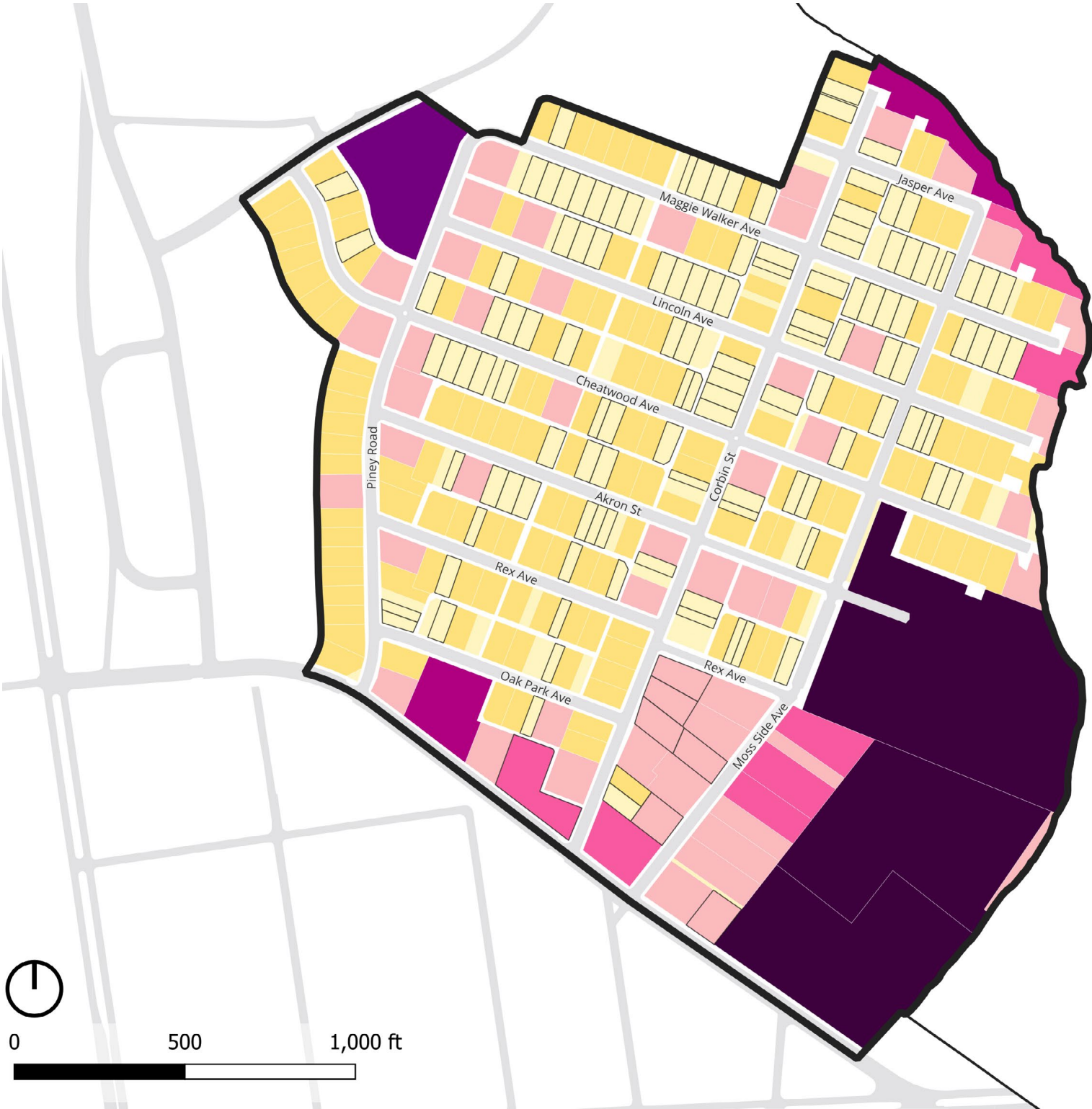
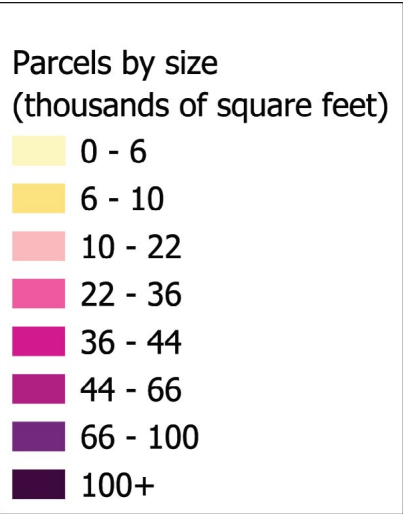
- 0 - 3
- 3 - 6
- 6 - 15
- 15 - 25
- 25 - 43
- 43 - 75
- 75 - 117
- 117 - 170
- 170 - 270
- 270 - 385





10. Washington Park

# PARCEL SIZES



10. Washington Park

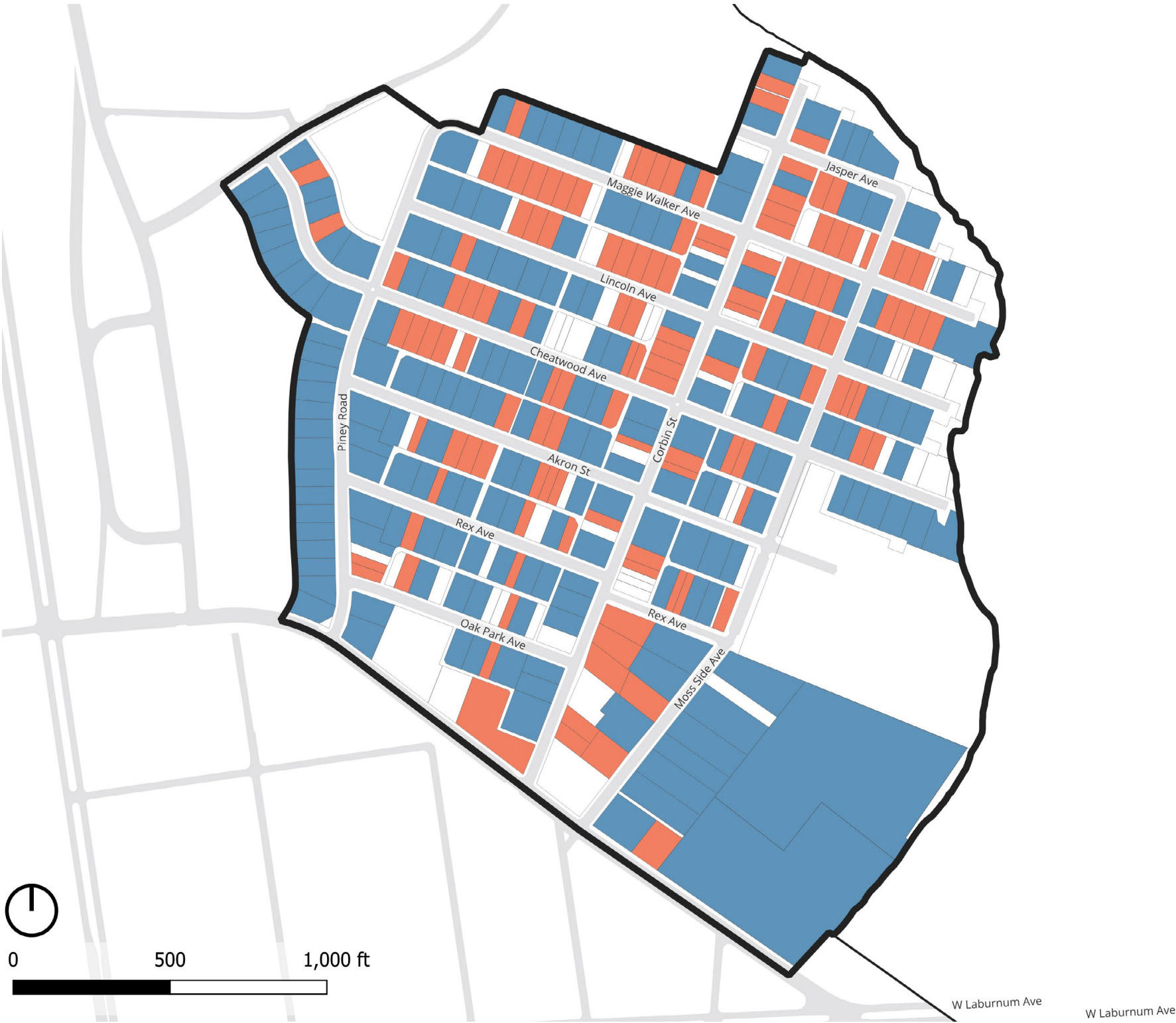
# PARCEL SIZE NONCONFORMITY

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.

District	Property Type	Min Lot Size (SF)
R-5	SFD	6,000

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



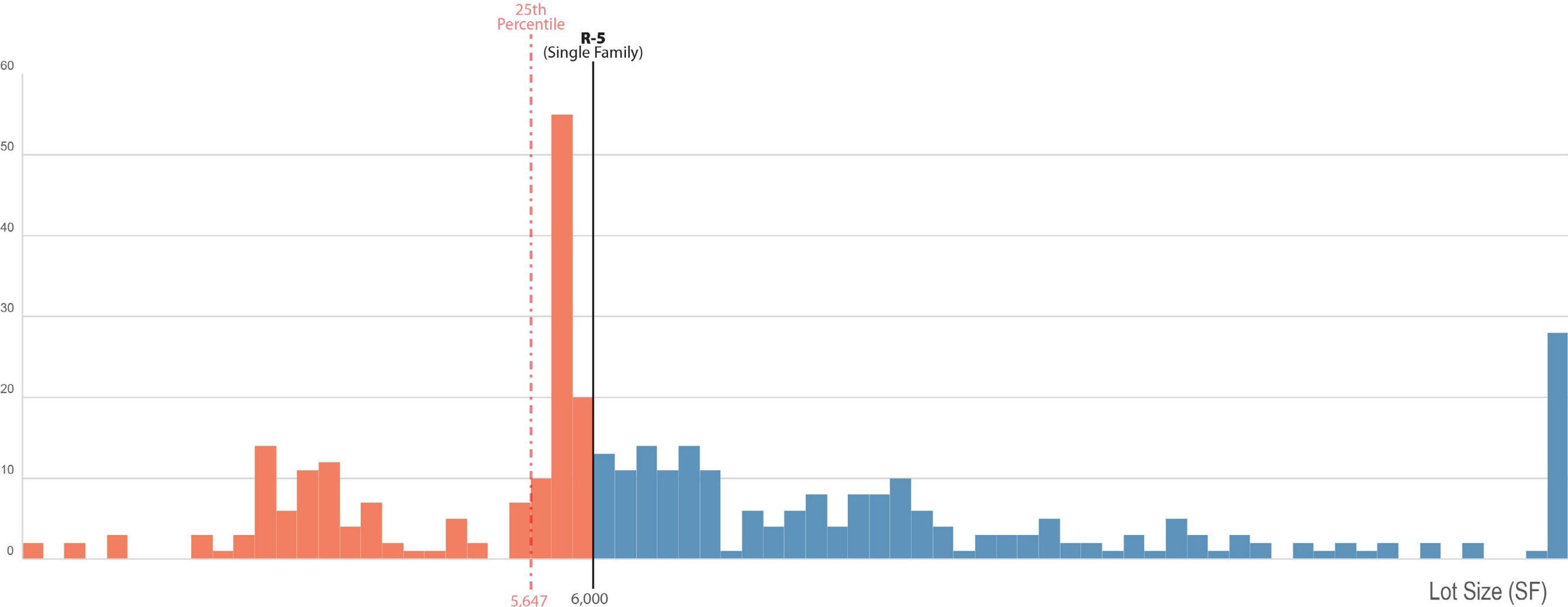


10. Washington Park

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

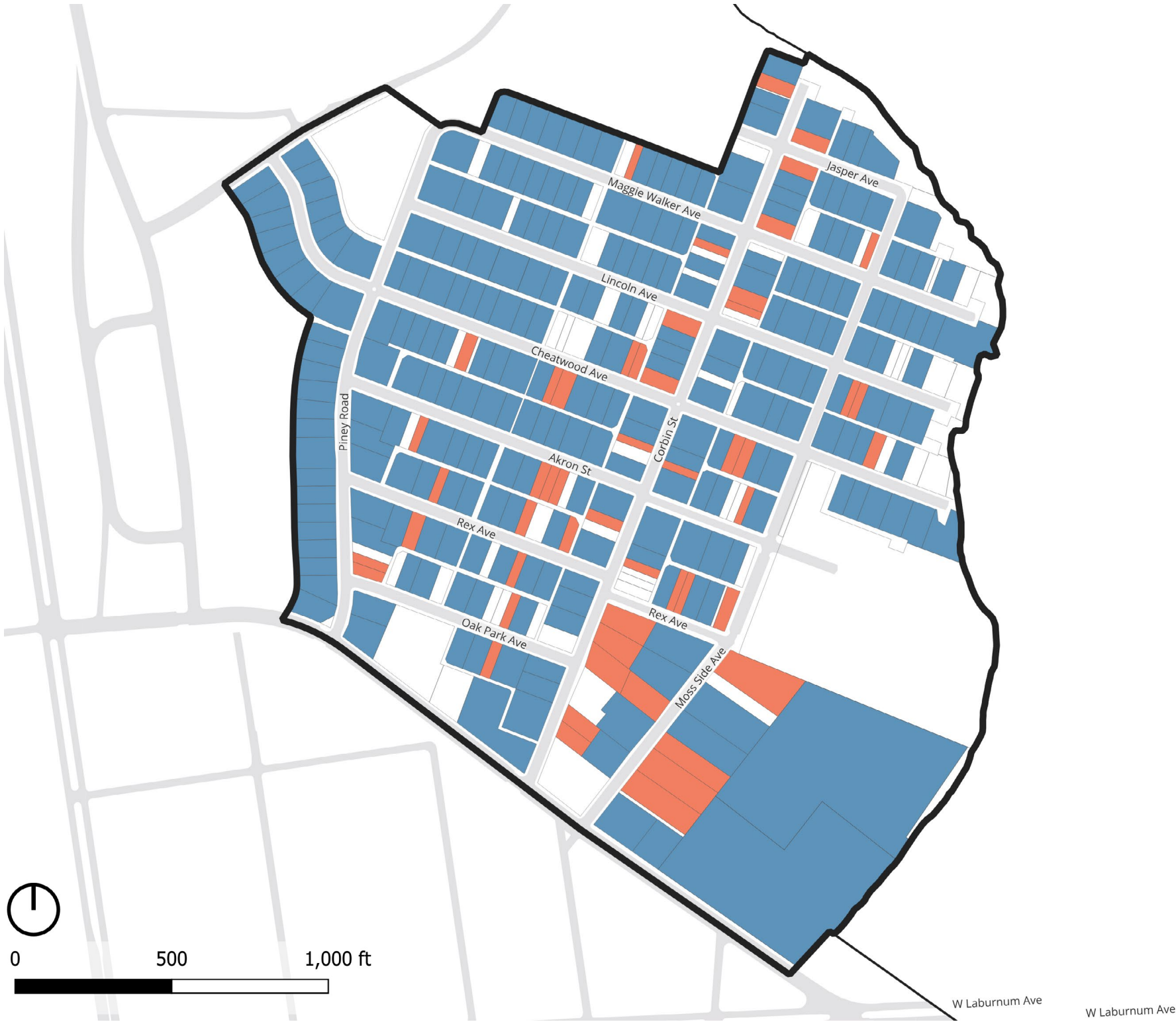
# PARCEL FRONTAGE NONCONFORMITY

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

Parcels in orange are narrower than the narrowest allowable frontage in the zoning district.

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

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



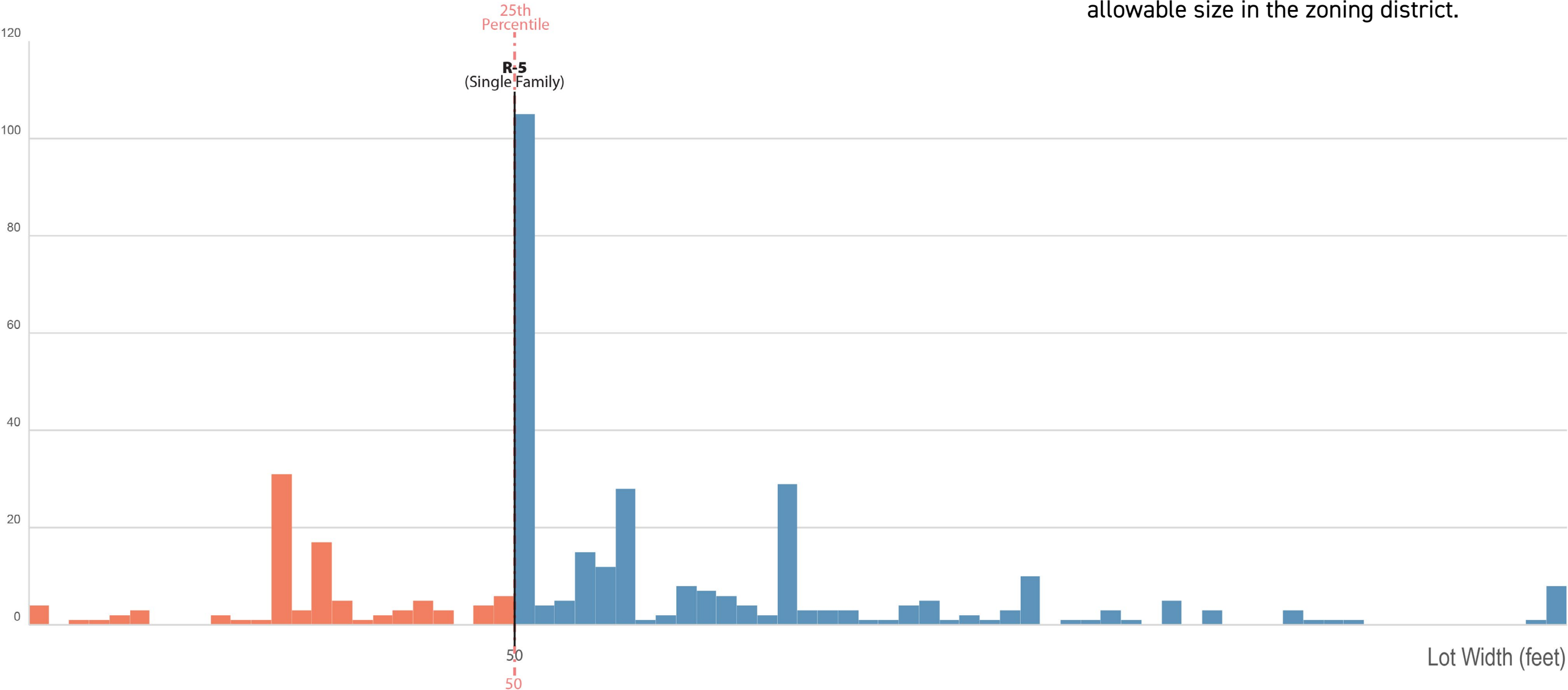


10. Washington Park

# 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

# NONCONFORMITIES

**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
35%	Due to Form
0%	Due to Both

Predominantly zoned R-5

