

Article X - Special Purpose Districts

Chapter 7 Special South Richmond Development District

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107-40 SPECIAL USE, BULK AND PARKING REGULATIONS

107-41 Type of Residence

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107-411 Non-profit residences for the elderly in Area SH

In Area SH, as shown on the District Plan, #non-profit residences for the elderly# comprised of not more than 250 #dwelling units# shall be permitted upon certification of the Chairperson of the City Planning Commission that:

(a) a site plan has been submitted showing a detailed plan demonstrating compliance with the provisions of this Chapter;

(b) Area SH will not contain more than 250 such #residences#; and

(c) such #residences# comply with the #use# and #bulk# regulations of R3-2 Districts, except that the maximum #floor area ratio#, maximum #lot coverage# and minimum required #open space# shall be as set forth for R3-2 Districts in Section 23-141 (Open space and floor area regulations in R1, R2, R3, R4 and R5 Districts), as modified by this Chapter. The provisions of Section 23-144 (For non-profit residences for the elderly in R3, R4 R5 R6 and R7 Districts shall not apply.

Any #development# or #enlargement# that results in more then 250 #dwelling units# of #non-profit residences for the elderly# in Area SH shall be permitted only upon authorization of the City Planning Commission pursuant to Section 107-672 (In Area SH)

107-42 Minimum Lot Area and Lot Width for Residences

In all districts, except R1 Districts, for all #single-# or #two-family detached# and #semi-detached residences#, the #side yards# shall relate to the height of the #building# as set forth in the following table, except that in R1, R2, R3, R4A and R4-1 Districts, on a #corner lot#, one #side yard# shall be at least 20 feet in width:

REQUIRED SIDE YARDS

District	Type of #Residence#	Height (in #stories#)	Number of #Side Yards# Required	Required Total Width	Required Minimum Width of any #Side Yard
	* * *				
R3A R4A	#detached#	1-4	2	15	5
R3X*	#detached#	1-2	2	15	5
	#detached#	3	2	20	8
	#detached#	4	2	25	10
R4-1	#detached#	1-4	2	15	5
	#semi-detached#	1-4	1	9	9

In R1 Districts, the #side yard# regulations of Section 23-46 shall apply.

* In area LL, as shown on the District Plan, two #side yards# with a total width of at least 16 feet shall be required for all #residences#, and each #side yard# shall have a minimum width of eight feet.

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107-60 AUTHORIZATIONS

107-61 General Provisions

On application, the City Planning Commission may grant authorizations for modifications of specified regulations of this Chapter or of the underlying districts in accordance with the provisions of Sections 107-62 to ~~107-68~~ 107-69 inclusive, relating to Authorizations.

The Commission may prescribe appropriate conditions and safeguards in connection with the grant of such authorizations.

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107-67

Uses and Bulk Permitted in Certain Areas

107-671

In Areas F and K

In Areas F and K, as shown in the District Plan, the City Planning Commission may authorize one or more #uses# in the Use Groups specified in this Section not permitted by the underlying district regulations.

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107-672

In Area SH

The City Planning Commission may authorize #developments# or #enlargements# that will result in more than 250 #dwelling units# of #non-profit residences for the elderly# in Area SH provided such #developments# or #enlargements# comply with the #use# and #bulk# regulations of R3-2 Districts, except that the maximum #floor area ratio#, maximum #lot coverage# and minimum required #open space# shall be as set forth for R3-2 Districts in Section 23-141 (Open space and floor area regulations in R1, R2, R3, R4 and R5 Districts), as modified by this Chapter. The provisions of Section 23-144 (For non-profit residences for the elderly in R3, R4 R5 R6 and R7 Districts shall not apply. In order to grant such authorization, the Commission shall find that such #developments# or #enlargements# are part of a superior site plan, such #residences# are compatible with the character of the surrounding area, and that the #streets# providing access to such #residences# are adequate to handle the traffic generated thereby or provision has been made to handle such traffic.

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