

City of Jonesboro: Chapter 117-140d.: Village Residential District

Sec. 117-140. Overlay and special purpose districts.

(a) *Purpose.* The purpose of overlay and special purpose districts is to provide for enhanced standards to protect and enhance the unique characteristics of specific areas and/or corridors, such as natural scenic beauty or manmade features, while providing for development opportunities. Examples of such purposes include:

- (1) Promoting the safe and efficient use of specific roadways by controlling access and other traffic measures;
- (2) Encouraging the redevelopment of an area consistent with a particular design theme;
- (3) Giving special attention to landscaping, buffering, signage, lighting and building setbacks in those districts identified as needing special attention;
- (4) Giving special attention to the existing architectural style or to the style which is planned, so as to create an easily identifiable area in those areas identified as architecturally or historically significant.

(b) *Adoption.* The city council, upon recommendation from the planning commission, may adopt overlay and special purpose districts as the needs are identified in order to implement specific purposes, intents, and design standards generally consistent with comprehensive plan provisions for the area being regulated, which shall be applied as additional standards to other city regulations. The development criteria for each district shall be those standards as set out in each respective district that is adopted. Such districts shall be made a part of the zoning ordinance through the standard amendment procedures; and upon adoption, the boundaries of such districts shall be delineated on the official zoning map.

(d) VR-O—village residential overlay district.

(1) *General purpose.* The purpose of the VR-O, village residential overlay district, is to promote greater integration of use and design and more potential for physical and social interaction within the city's newly developing neighborhoods.

The VR-O regulations are intended to carry out the village residential policies of the comprehensive plan, and to encourage the creation of neighborhoods with the following characteristics:

- a. Pedestrian scale;
- b. A mix of uses, i.e., all types of housing and supporting retail and service uses;
- c. Unified planning, design and appearance; and
- d. Inclusion of amenities and pedestrian connections to such amenities (e.g., parks, open space, schools, cultural facilities, etc.).

(2) *Applicability.* The VR-O is an overlay district applied in combination with an underlying base zoning district. The VR-O district may be applied in combination with

the AG, RR, and RS zoning districts. If the regulations of the VR-O conflict with the underlying base zoning district, the regulations of the VR-O shall control. If no special VR-O standards are specified, the regulations of the underlying base zoning district shall control.

(3) *Method of adoption.* The VR-O district shall be established according to the standard procedures for rezoning.

(4) *Effect of VR-O classification.* Land classified in the VR-O district may be developed according to the underlying base district classification or according to the village residential development standards of this section.

(5) *Village residential approval procedure.* A proposed village residential development shall require review and approval according to the planned unit development review procedures.

(6) *Phasing of development.* At the time of preliminary plan approval, the developer may request approval of, and the planning commission may approve, a phasing plan for the development, in which case the following standards shall apply. Each phase shall be related to surrounding areas and available public facilities in such a manner that failure to proceed to subsequent phases will not adversely affect those areas or facilities. Each completed phase shall comply with all applicable standards. The infrastructure as installed shall be sufficient to accommodate each phase of the development.

(7) *Village residential development standards.*

a. *Minimum site area.* The minimum contiguous land area included in a single village residential development shall be 75 acres. For the purpose of this provision, land shall be deemed to be contiguous if all parts are under unified control of the applicant and all parts abut or are separated by only a road, easement or right-of-way.

b. *Uses.*

1. *Residential.* Any type of residential use may be allowed in the VR-O district, subject to required approval procedures, and the following limitations:

(i) *Single-family.* A minimum of 51 percent of the total number of dwelling units within a village residential development shall be single-family.

(ii) *Other residential.* No more than 49 percent of the total number of dwelling units within a village residential development may be other than single-family, e.g., duplex, multifamily, manufactured housing.

2. *Nonresidential.* The following nonresidential uses shall be allowed within the VR-O district, if approved according to the PD approval procedures:

(i) *Uses allowed in RS.*

Any nonresidential use permitted in the RS district shall also be a permitted use in the VR-O district.

(ii) *Bank or financial institution.* Banks and financial institutions are permitted uses in the VR-O district.

(iii) *Convenience store.*

Convenience stores, including those that sell gasoline, are permitted uses in the VR-O district.

(iv) *Day care, limited.* Daycare family homes are permitted in this district.

(v) *Medical service.* Medical services are permitted in the VR-O district.

(vi) *Restaurants.* Restaurants are permitted uses in the VR-O district, provided they do not exceed a 100 person seating capacity.

(vii) *Retail sales/service.*

Retail sales and service uses are permitted in the VR-O district, provided that no individual retail sales or service use may exceed 4,000 square feet of gross floor area.

(8) *Residential property development standards.*

a. *Maximum density.* The maximum single-family residential density within a village residential development shall not exceed 5.5 units per acre.

b. *Minimum lot size.* The minimum lot size for single-family residential uses shall be 6,000 square feet.

c. *Setbacks.* The setback standards of the underlying base zoning district shall apply unless the planning commission approves an alternative setback plan for the village residential development. In general, reduced building setbacks from streets are appropriate in a village residential development.

d. *Maximum height.* Residential uses shall not exceed 35 feet in height, measured from the highest land elevation to the eaves.

e. *Maximum building coverage.* Residential uses shall not exceed 50 percent lot coverage.

f. *Commercial floor area limit.*

No more than 10,000 square feet gross floor area of commercial floor space shall be allowed per 100 dwelling units within a village residential development.

g. *Setbacks.* The setback standards of the underlying base zoning district shall apply unless the planning commission approves an alternative setback plan for the village residential development.

h. *Lot coverage.* The maximum ground coverage of any nonresidential use within a village residential development, which includes building and other site improvements, shall not exceed 70 percent of the lot.

i. *Maximum height.* The maximum height of any nonresidential use in the VR-O district shall be 30 feet, measured from the highest land elevation to the eaves.

(9) *Design guidelines and standards.*

In reviewing plans for a village residential development, and, as a condition of any density bonus and any permitting of commercial uses, the planning commission shall evaluate the proposal in light of the policies and guidelines in the comprehensive plan, and in light of the following standards and guidelines:

a. *Sidewalks.* Sidewalks shall be provided on both sides of all local and collector streets within a village residential development.

b. *Streets.* The planning commission may allow reduced street right-of-way and pavement widths within village residential developments if the planning commission determines that pedestrian amenities or transit improvements will be made to reduce dependency on the automobile.

c. *Open space.* A minimum of 20 percent of the gross area of a village residential development shall be designated and preserved as common open space or private open space. Recreation facilities or structures and accessory uses in common areas shall be considered as open space if the total impervious surfaces such as paving and roofs constitute no more than ten percent of the total open space area. A property owners association shall be responsible for continued maintenance of common open space areas.

d. *Landscaping and buffering.*

Trees, shrubs and other plant materials should be installed within open space areas of a village residential development. Shade trees shall be installed to shade sidewalks and parking lots. Landscape buffers consisting of trees, shrubs, earth berms and other landscape features shall be provided to screen incompatible uses from one another. Low density residential areas should, for example, be screened from high density residential uses and from nonresidential uses.

e. *Outdoor lighting.* A uniform

lighting plan should be established for the village residential development. Lighting should be provided along streets and sidewalks, and in off-street parking areas. Outdoor lighting shall be located and shielded to prevent spillover lighting in residential areas.

f. *Underground utilities.* All service facilities must be placed underground except those that by their nature must be on or above ground, such as streets, fire hydrants and open water-courses. The developer is responsible for making the necessary arrangements with utility companies and other appropriate entities when installing utilities and service facilities.

g. *Housing design.* Pedestrian-oriented design features are strongly encouraged within the VR-O district. To that end, front porches, reduced street setbacks, rear alleys, garage placement to the side or rear of houses, and other design features that emphasize the pedestrian over the automobile are encouraged within village residential developments.

h. *Architectural compatibility.* At the time of plan review, the developer of a village residential development shall be required to present plans for insuring architectural compatibility within the development. In addition to the general design of buildings, such plans shall address uniform signage and landscaping.

i. *Paths and trails.* Bicycle paths and pedestrian trails are strongly encouraged to link residential areas with commercial nodes, schools and other activity areas inside and outside the development. The requirement for sidewalks may be waived by the planning commission if paths or trails are provided.

j. *Parks and recreation areas.* A village residential development should include recreation facilities and amenities, such as swimming pools, playfields and other areas. The planning commission may require the provision of private recreational amenities within a village residential development if the planning commission determines that adequate park and recreation facilities do not exist within a one-mile radius of the village residential development.