

North Corridor Overlay (NCO) District

3.14 NCO District Intent, Effect on Uses, and Effect on Standards

District Intent	Effect on Land Uses	Effect on Development Standards
<p>The North Corridor Overlay (NCO) District is intended to promote the City's goals for the north U.S. 27 corridor and gateway by promoting safe pedestrian and vehicular circulation, architectural enhancements, high quality site design, and a sense of place. The standards are also intended to maximize consistency of signs and minimize "clutter" that can be distracting to drivers.</p>	<p>All permitted uses in the base zoning district are permitted as such in the NCO District. All special exception uses permitted in the base zoning district are allowed as such in the NCO District.</p>	<p>The development standards from the base zoning district shall apply to the NCO District except as described otherwise in <i>Section 3.17</i>.</p>

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3.15 NCO District Applicability

The following requirements apply to all land within the NCO District as defined in *Section 3.16: NCO District Jurisdictional Boundary*. The City of Richmond shall carefully consider any attempt to circumvent the NCO District's land use restrictions and additional development standards regulations with a planned development or rezoning of property.

3.16 NCO District Jurisdictional Boundary

The jurisdictional boundaries for the NCO District shall be shown on the Official Zoning Map as a hatched or textured pattern and noted on the map legend as the NCO District.

3.17 NCO District Development Standards

The following development standards are required in order to achieve the intent of the NCO District and meet the goals and objectives of the *City of Richmond Comprehensive Plan*.

- A. **Lot Planting Standards:** The following lot planting standards supersede the lot planting standards in *Section 5.45: Lot Planting Standards*.
1. **Lot Planting Quantity:** The quantities listed below are in addition to landscape materials that may be required by other regulations in the applicable *Landscape Standards*.
 - a. **Foundation Plantings:** Primary structures with facades that face a street shall plant one (1) shrub for every twelve (12) lineal feet of facade that faces the street. If the facade that faces the street is greater than twenty-five (25) feet in height, instead of shrubs, the required plant material shall be ornamental trees at a ratio of one (1) tree per every twenty (20) lineal feet of facade. This provision applies to all facades that face a street.
 - b. **Yard Plantings:**
 - i. Lots 14,000 square feet or less shall plant two (2) canopy trees. Each tree shall have a caliper measurement of at least two (2) inches.
 - ii. Lots over 14,000 square feet, but less than 28,000 square feet, shall plant three (3) canopy trees. Each tree shall have a caliper measurement of at least two (2) inches.
 - iii. Lots 28,000 square feet or more shall plant four (4) canopy trees, plus one (1) canopy tree for every additional 15,000 square feet of lot size above 28,000 square feet. Each tree shall have a caliper measurement of at least two (2) inches. Under no circumstances shall more than twelve (12) trees be required for this provision.
 2. **Lot Planting Placement:**
 - i. **Foundation Plantings:** Foundation plantings shall be used to decoratively landscape the facade facing the street and be shall located within ten (10) feet of that foundation. When ornamental trees are required as a replacement to shrubs, the ornamental trees shall be located within eighteen (18) feet of that foundation.
 - ii. **Yard Plantings:** Yard plantings shall be planted in the front or side yard.
- B. **Parking Lot Planting Standards:** The following parking lot planting standards supersede the parking lot planting standards in *Section 5.47: Parking Lot Planting Standards*.
1. **Parking Lot Planting Quantity:** The quantities listed below are in addition to landscape materials that may be required by other landscaping regulations in *Section 3.17: NCO District Development Standards*.
 - a. **Parking Lot Perimeter Plantings:** Parking lots with ten (10) or more spaces shall have one (1) deciduous tree per thirty-five (35) feet of parking lot perimeter and one (1) shrub per sixteen (16) feet of parking lot perimeter. Each tree shall have a caliper measurement of at least two (2) inches and each shrub shall be a two (2) gallon container.
 - b. **Parking Lot Perimeter Planting Exemption:** Portions of parking lot perimeter that is immediately adjacent to a building on the same lot shall be exempt from the calculation for determining quantity.

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- c. **Parking Lot Interior Plantings:** Parking lots with twenty (20) or more parking spaces shall have one (1) landscape island for every twenty (20) spaces. Each landscape island shall be at least 180 square feet in area or at least as large as the drip line area of the tree(s), which ever is greater. Each landscape island shall contain at least one (1) tree per 180 square feet in area. Each tree shall have a caliper measurement of at least two (2) inches. Parking lot landscape islands shall be maintained with, grass, ground cover, plant materials and/or mulch; gravel shall not be permitted. If a parking lot only has one aisle then the required landscape islands shall be installed as landscape bumpouts.
2. ***Parking Lot Planting Placement:***
 - a. **Parking Lot Perimeter Plantings:** Parking lot perimeter plantings shall be installed within ten (10) feet of the parking lot edge. Clustering and inconsistent spacing of perimeter plantings is encouraged to imitate natural vegetation. Equal spacing of perimeter planting is discouraged. All sides of a parking lot shall have parking lot perimeter plantings installed in proportion to the lineal feet of parking lot perimeter per side.
 - b. **Parking Lot Interior Plantings:** Landscape islands shall be distributed equally throughout the parking lot.
- C. **Sign Standards:** The following sign standard apply to the NCO District.
 1. ***Pole Signs:*** The NCO District shall disallow pole signs.
 2. ***Ground Signs:*** The NCO District shall require all exposed foundation and sign bases to be at least fifty percent (50%) brick or natural stone. Also, all ground signs shall have landscape beds equal in area to the sign area; and shall be maintained with flowers and/or ornamental shrubs.
- D. **Architectural Standards:** In addition to the architectural standards in *Section 5.16: Institutional and Commercial Architectural Standards*, all front facades and facades that face an interstate, highway or arterial street shall have at least thirty-three percent (33%) of non-window portions of the facade be brick or natural stone.

