

## NOTICE OF PUBLIC HEARINGS ON REZONING AND CODE AMENDMENT REQUESTS

THERE WILL BE PUBLIC HEARINGS BEFORE THE DANVILLE CITY PLANNING COMMISSION ON **THURSDAY, OCTOBER 11, 2012, AT 2:00 P.M.** IN THE CITY COUNCIL CHAMBERS LOCATED ON THE FOURTH FLOOR OF CITY HALL, 427 PATTON STREET.

To conform with Section 15.2-2204 of the Code of Virginia, 1950, as amended, and with Chapters 2 and 41 of the Code of the City of Danville, Virginia, 1986, as amended, the public is hereby notified that public hearings will be held on the following:

1. *Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended, more specifically to add Article 3.V entitled "RD-O River District Overlay" to establish boundaries and design guidelines for the River District.*

*The Guidelines shall include the following:*

- 1.1 Purpose
- 1.2. *The River District Design Commission*
- 1.3. *Historic Properties within the District*
- 1.4. *Non-Historic Properties within the District*
- 1.5. *The Secretary of the Interior's Standards for Rehabilitation*
- 1.6. *Procedure for Obtaining a Certificate of Appropriateness*
- 1.7. *Routine Maintenance*
- [2.0 Design Principles for Successful Downtowns](#)
- 2.1 *Urban Design Principles*
- 2.2 *New and Infill Building Design Principles*
- 2.3 *Pedestrian Priority*
- [3.0 Guidelines for Historic Buildings in the River District](#)
- 3.1. *Introduction*
- 3.2. *General Guidelines*
- 3.3. *Criteria for Restoration/Renovation vs. Demolition*
- 3.4. *Commercial Buildings*
- 3.5. *Industrial Buildings*
- 3.6. *Civic/Institutional Buildings*
- 3.7. *Recommended*
- 3.8. *Not Allowed*
- 3.9. *Routine Maintenance*
- 3.10. *Certificate of Appropriateness Required*
- [4.0 Guidelines for New Buildings in the River District](#)
- 4.1. *Purpose*
- 4.2. *Allowed Uses*
- 4.3. *New Building Types*
- 4.4. *Architectural and Site Guidelines for Large Buildings*
- 4.5. *Architectural and Site Guidelines for Small Buildings*
- 4.6. *Routine Maintenance*
- 4.7. *Certificate of Appropriateness Required*
- [5.0 Site Design Guidelines](#)
- 5.1 *Purpose*

- 5.2. Site Guidelines
- 5.3. Routine Maintenance
- 5.4. Certificate of Appropriateness Required
- 6.0 Sidewalk and Outdoor Dining and Outdoor Display Design Guidelines
- 6.1. Purpose
- 6.2. Sidewalk Dining
- 6.3. Outdoor Dining on Private Property
- 6.4. Outdoor Display Guidelines
- 6.5. Routine Maintenance
- 6.6. Certificate of Appropriateness Required
- 7.0 Sign Guidelines
- 7.1. Purpose
- 7.2. Commercial Signs
- 7.3. Existing Signs
- 7.4. Awnings & Canopies
- 7.5. Banners
- 7.6. Wayfinding Signage
- 7.7. Routine Maintenance
- 7.8. Certificate of Appropriateness Required
- 8.0 Streetscape and Open Space Guidelines
- 8.1. Streetscape Guidelines
- 8.2. Streetscape Recommendations
- 8.3. Routine Maintenance
- 8.4. Certificate of Appropriateness Required
- 8.5. Public Open Space Guidelines
- 8.6. Open Space Recommendations
- 8.7 Certificate of Appropriateness Required

The boundaries include all properties within the area bounded by and within the following:

*Beginning on the south side of Riverside Drive at the Farrar Street overpass, and then along the south side of Riverside Drive to the Norfolk and Southern Rail Road Bridge, thence south along the west side of the Rail Road tracks to the north side of Monument Street, then along the north side of Monument Street to the west side of Newton Street, including 501 and 503 Newton Street, thence along the west side of Newton Street to the north side of Dame Street, thence along the north side of Dame Street to the north side of Wilson Street, thence along the north side of Wilson Street, to Jefferson Avenue including the property at 257 Jefferson Avenue, thence along the rear property lines of lots on the north side of Jefferson Avenue crossing Patton Street, along the rear of the lots fronting the west side of Patton Street to 747 Main Street, thence crossing Main Street including up to 730 Main Street, thence extending west to the include the east side of Spring Street, thence north to South Ridge Street, including all properties along the north side of South Ridge Street to High Street, including all properties on the east side of High Street to the north side of Floyd Street, thence along the north side of Floyd Street to the east side of Poplar Street, thence along the east side of Poplar Street, to Union Street Bridge Road, crossing the Dan River, then extending along the rear property lines of Farrar Street to the intersection of Riverside Drive.*

2. *Request to amend Chapter 41 entitled "Zoning Ordinance" of the Code of the City of Danville, Virginia, 1986 as amended, more specifically Article 3J., entitled "N-C Neighborhood Commercial District" Section C. entitled "Uses Permitted by Special Use Permit", Article 3K., entitled "CB-C Central Business Commercial District" Section B. entitled "Uses Permitted by Right", Article 3L., entitled "CB-C Central Business Commercial District" Section B. entitled "Uses Permitted by Right", and Article 3N., entitled "PS-C Planned Shopping Center District" Section C. entitled "Uses Permitted by Special Use Permit" to allow for a microbrewery and/or micro-winery for the purpose of the manufacture and sale of craft beer and wine, Article 3:O., entitled "LED-I Light Economic Development District", Section C. entitled "Uses Permitted by Special Use Permit", Article 3:Q., entitled "M-I Industrial District", Section B. entitled "Uses Permitted by Right", to allow for a Regional Brewery and Amend Article 15 to modify the definitions of microbrewery, micro-winery and create a definition for Regional Brewery.*

COPIES OF THE PROPOSED REQUESTS MAY BE SEEN IN THE DEPARTMENT OF COMMUNITY DEVELOPMENT, 2<sup>ND</sup> FLOOR OF CITY HALL.

COPIES OF THE RIVER DISTRICT DESIGN GUIDELINES WILL BE AVAILABLE AT THE FOLLOWING OFFICES IN DANVILLE CITY HALL, 427 PATTON STREET:

2<sup>ND</sup> FLOOR ECONOMIC DEVELOPMENT  
2<sup>ND</sup> FLOOR COMMUNITY DEVELOPMENT  
2<sup>ND</sup> FLOOR CITY ENGINEER  
4<sup>TH</sup> FLOOR CITY CLERK  
4<sup>TH</sup> FLOOR CITY MANAGER

COPIES WILL ALSO BE AVAILABLE TO BE VIEWED IN THE DANVILLE PUBLIC LIBRARY AT 511 PATTON STREET AND WESTOVER BRANCH LIBRARY AT 94 CLIFTON STREET.

THIS INFORMATION MAY ALSO BE VIEWED ON LINE AT [HTTP://WWW.DANVILLE-VA.GOV/INDEX.ASPX?NID=1491](http://www.danville-va.gov/index.aspx?nid=1491)

**To be run on:**

**September 27, 2012**

**October 4, 2012**