

Street into downtown, and a community event space surrounded by mixed use development of office, restaurant, hotel, civic buildings and residential components.

3. Proposed Zoning Districts

The site will be divided into two zoning districts, Downtown Commercial (DC) and Planned Residential District (PRD). There will be ten (10) parcels zoned DC on the western portion of the site and five (5) parcels zoned PRD on the eastern portion of the site. See Sheet Z3 in the Appendix for the exact location of the zoning line.

3.1 Downtown Commercial District – 10.59 Acres

3.1.1 Structures

The square footage and the design of the buildings shall be planned to allow for a variety of use types within the DC District. These uses will be a mix of commercial, retail, office, restaurant and residential. While the final tenant mix, footprint and location of each use is not known with certainty at this point, since new tenants may be added or their needs evolve over time, the current proposed building uses, as shown on the Master Plan, are described in detail in the Old Blacksburg Middle School Property Pattern Book included with this application.

The applicants reserve the right to adjust building uses, within those permitted in the Downtown Commercial Zoning District, and the actual square footage of each building will be determined by the final tenant requirements. Any adjustments shall be in substantial conformance with the approved rezoning Master Plan and the proffers made in this application.

For more detailed information on the building types, height, and setbacks, refer to the Pattern Book and the individual parcels within beginning on page 10.

3.1.2 Density and Occupancy

The Downtown Commercial District shall have a maximum overall residential density of 24 units per acre and 48 bedrooms per acre whichever is less. This density shall be calculated over the DC district acreage excluding Parcels #1A, #1B, and #6. It shall have a maximum occupancy of a family, plus two unrelated to the family; or no more than three unrelated persons.

3.1.3 Permitted and Non-Permitted Uses

Permitted Uses

Unless otherwise specified below or in the proffers, all uses listed in the Town of Blacksburg Zoning Ordinance Section 3141-Permitted Uses shall be allowed by right within the proposed Downtown Commercial District. In order to create a vibrant streetscape and encourage traffic-generating ground-floor uses on this site, where the site location will not support exclusively retail and restaurant uses on the ground level of commercial buildings, the requested rezoning will allow, as part of the included CUP request and by-right use on the ground level of buildings, the uses shown below in section 3.1.4. This will allow and accommodate for a number of uses such as retail uses; restaurant uses; office space for consumer/service oriented businesses and professional offices; and high-tech incubator, co-working and emerging company workspaces, and live-work opportunities. No residential living units shall be located on the ground level of any building located in the Downtown Commercial District.