

Proposed Text for Comprehensive Plan Amendment

Residential Mixed Use

This category designates areas that are densely populated with traditional neighborhood grid-like streets, where less intensive commercial activities can co-exist with surrounding residential uses. The intention of these areas is to allow development of mixed-use, pedestrian-oriented, activity centers containing a variety of uses, including residential, supporting commercial, cultural, educational, and other public and private uses, while encouraging redevelopment and reinvestment in residential and supporting commercial areas. These areas are served by public sewer and water, and its design standards encourage the use and implementation of sidewalks, good lighting practices, and underground utilities.

Future developments within Residential Mixed Use areas should consider the following factors:

- Developments may require a traffic impact analysis per VDOT guidelines;
- All developments should provide for improved pedestrian accessibility;
- Access to mass transit should be provided for all developments;
- All new developments or expansions that increase the floor area by twenty (20) percent or greater must provide sidewalks that parallel the public street;
- Commercial developments will not be permitted to have any outdoor storage;
- Commercial developments will be subject to lighting standards.

The Residential Mixed Use District (RMU-1) is comprises the land that is commonly referred to as “Old Town” Madison Heights which overlooks onto downtown Lynchburg, and its associated surrounding boundaries are: Route 163 to the west, Route 210 to the north, U.S. Route 29 Business to the east and the James River to the south.