CITY OF RICHMOND

Department of Planning & Development Review
Staff Report

CPCR.2020-002: TO DECLARE AN INTENT TO AMEND THE OFFICIAL ZONING TEXT FOR THE PURPOSES OF MAKING MINOR CHANGES TO VARIOUS SECTIONS WITH THE GOALS OF: ALIGNING WITH STATE AND CITY CODE; ALIGNING WITH CHANGING CONDITIONS; AND ELIMINATING UNINTENTIONAL COMPLICATIONS TO DEVELOPMENT.

To: City Planning Commission
From: Department of Planning and Development Review
Date: February 3, 2020

PETITIONER
City of Richmond
900 East Broad
Street Richmond, VA
23219

LOCATION
The text amendments will make minor changes to districts across the city.

PURPOSE
To amend the official zoning text for the purposes of making minor changes to various sections with the goals of: aligning with State and City code; aligning with changing conditions; and eliminating unintentional complications to development.

SUMMARY & RECOMMENDATION
The City of Richmond Zoning Ordinance is a dynamic document that changes in order to reflect current conditions. It is necessarily consistent with State Code and other sections of City Code, and should, as much as possible, accomplish its goal of implementing planning principles. These amendments help correct and update the Zoning Ordinance.

Some of the proposed changes are:

- Amending Sec 30-402.2 concerning accessory uses in residential districts to raise the number of chickens allowed from 4 to 6, to be consistent with other parts of City Code.
- Amending Sec 30-1080 concerning violations and penalties of the zoning ordinance to align with a change in State Code adopted in the 2018 General Assembly.
- Amending Sec 30-940.3 to reflect changes to the composition of the Urban Design Committee previously adopted by the Committee.
- Adding provisions to allow roof-mounted solar panels on homes.
- Small grammatical and wording changes in various districts.

Staff supports the Resolution of Intent.

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