



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

# Zoning Ordinance Rewrite RFP

MONDAY, 19 SEPTEMBER 2022



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# Outline

Legal context

Guiding principles

Project scope

Project process

# Legal context

# § 17.10. City Charter

lessen congestion in streets

secure safety from fire, panic, and other danger

promote health, sanitation, and general welfare

provide adequate light and air

prevent the overcrowding of land

avoid undue concentration of population

facilitate public and private transportation

facilitate public utility services and sewage disposal

facilitate provision for schools, parks, playgrounds, and other improvements

# § 17.10. City Charter

permit specified uses of land, buildings, and structures

prohibit specified uses

restrict the height, area, and bulk of buildings and structures

establish parcel setback building lines and prescribe the area of land that may be used as front, rear, and side yards and courts and open spaces

restrict the area of parcels that may be occupied by buildings and structures

prescribe the area of parcels and the space in buildings that may be occupied

require parcels to have a minimum number of off-street spaces for loading, unloading, or parking vehicles

# § 17.10. City Charter

zoning districts

nonconformities

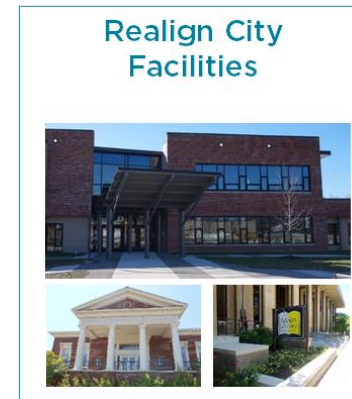
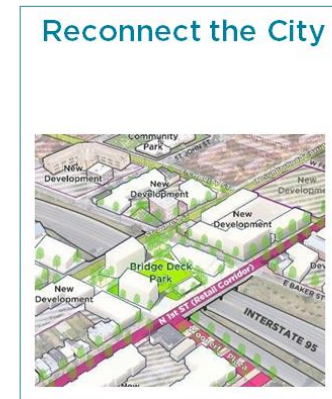
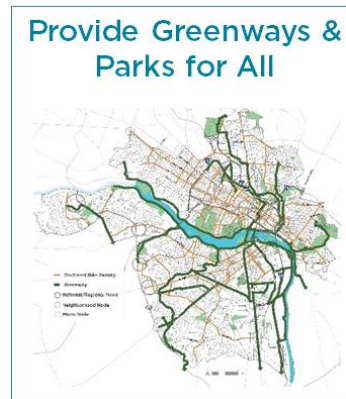
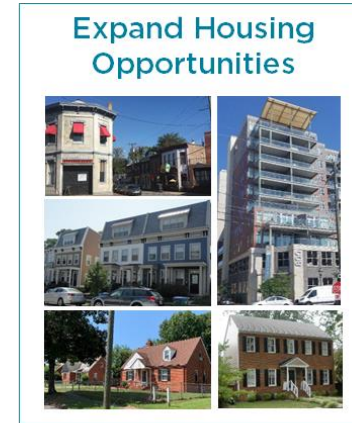
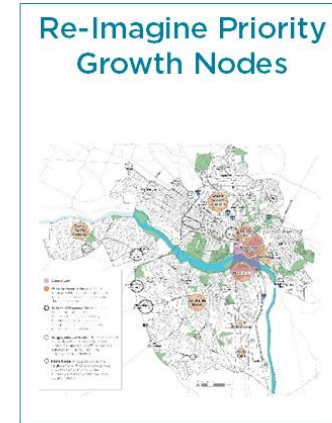
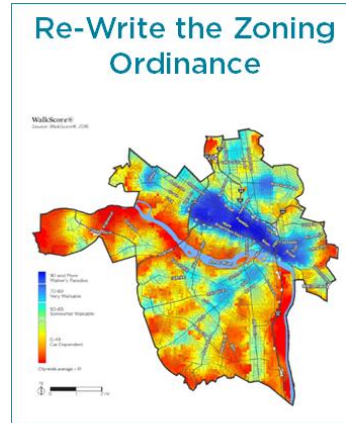
special use permits

# *Richmond 300: community vision*

*In 2037, Richmond is a welcoming, inclusive, diverse, innovative, sustainable, and equitable city of thriving neighborhoods; ensuring a high quality of life for all*

# Richmond 300: big moves

***Re-Write the Zoning Ordinance:*** Direct growth to appropriate areas while maintaining existing neighborhoods as well as creating new authentic neighborhoods adjacent to enhanced transit





# Richmond 300: goals and objectives

1.1.a.	1.1.b.	1.1.c.	3.2.a.	4.1.a.	4.3.c.
8.3.e.	9.6.e.	11.1.a.	11.4.a.	14.2.d.	14.2.g.
14.5.	14.5.b.	14.5.c.	14.9.h.	15.3.a.ii.	15.3.g.
16.4.a.	17.1.b.	17.2.f.	17.2.i.	17.3.f.	17.4.b.

# Guiding principles

# Create a built environment that is

accessible

productive

resilient

beautiful

# The new zoning ordinance will

# allow for neighborhoods to evolve without losing their foundation of order

# The new zoning ordinance will

align the maximum development potential of a parcel with the existing and future capacity of transportation networks and public utility infrastructure

# The new zoning ordinance will

permit a range of residential structures, and the number of dwelling units within them, on each parcel or within each district

# The new zoning ordinance will

permit a variety of compatible residential, commercial, industrial, or social activities in the same structure, on the same parcel, or within each district

# The new zoning ordinance will

more closely regulate the placement of structures on parcels to prioritize the movement of pedestrians over the movement of vehicles



# The new zoning ordinance will

more appropriately regulate structural form,  
more specifically in established neighborhoods,  
and more architecturally in old and historic  
districts

# The new zoning ordinance will

be written a manner that allows all individuals to understand what can be done with their property and through what processes

# Project scope

# 1. Create a citywide development pattern book

Analyze, classify, and map neighborhoods according to defining elements of the built environment.

## 2. Build a framework for a new zoning ordinance

Develop a statement of purpose and intent, outline and organize specific divisions and sections, and specify general regulations, policies, processes, and procedures.

### 3. Build a framework for new zoning districts

Each zoning district should be built from the same template to better compare differences among them.

## 4. Draft the new zoning ordinance

Determine an appropriate number of zoning districts based on significant differences on complexity, intensity and density and calibrate each one with specific, technical, measurable regulations.

# Will the existing built environment be:



generally  
preserved and  
conserved

incrementally  
changed  
through  
intensity and  
density

significantly  
changed  
through  
intensity,  
density, and  
use



# What uses will be:



permitted as  
primary and  
accessory, and  
to what extent

permitted  
conditionally,  
and to what  
extent

prohibited  
altogether

# Will the existing built environment be:



lightly for  
frontage, size,  
setbacks of and  
percent covered  
by structures

moderately for  
width, height,  
size

intensively for  
orientation,  
definition,  
articulation, and  
materials

# Project process

# Project process

## PRE-PROJECT

Finalize Request for Proposals (RFP)

Issue Request for Proposals (RFP)

Select consultant(s)

Refine scope of work and finalize contract(s)

## PROJECT YEAR 1

1. Create a citywide development pattern book

2. Build a framework for a new zoning ordinance

3. Build a framework for new zoning districts

## PROJECT YEAR 2+

4. Draft the new zoning ordinance