



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

# Request for Proposals (RFP) for the Zoning Ordinance Rewrite



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# Context

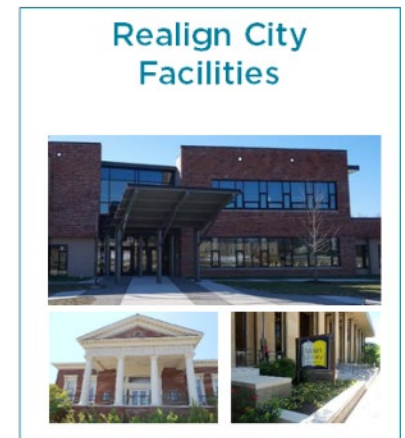
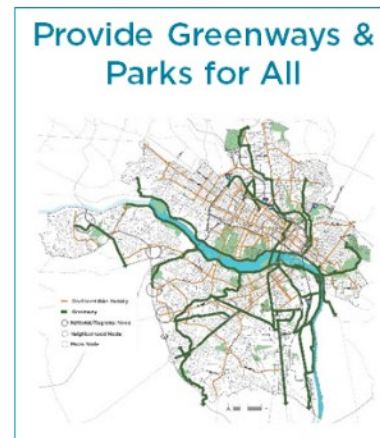
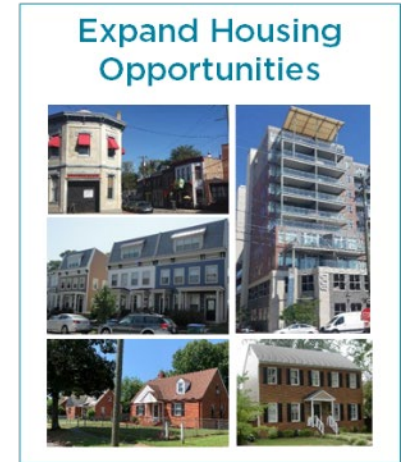
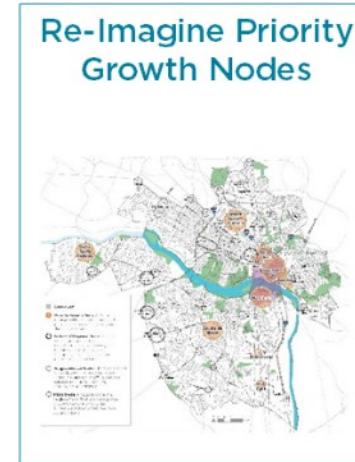
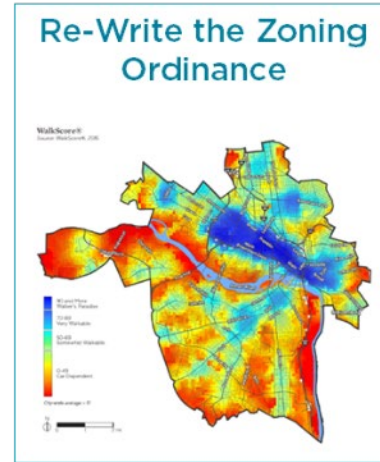
# *Richmond 300: community vision*

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: zoning 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.

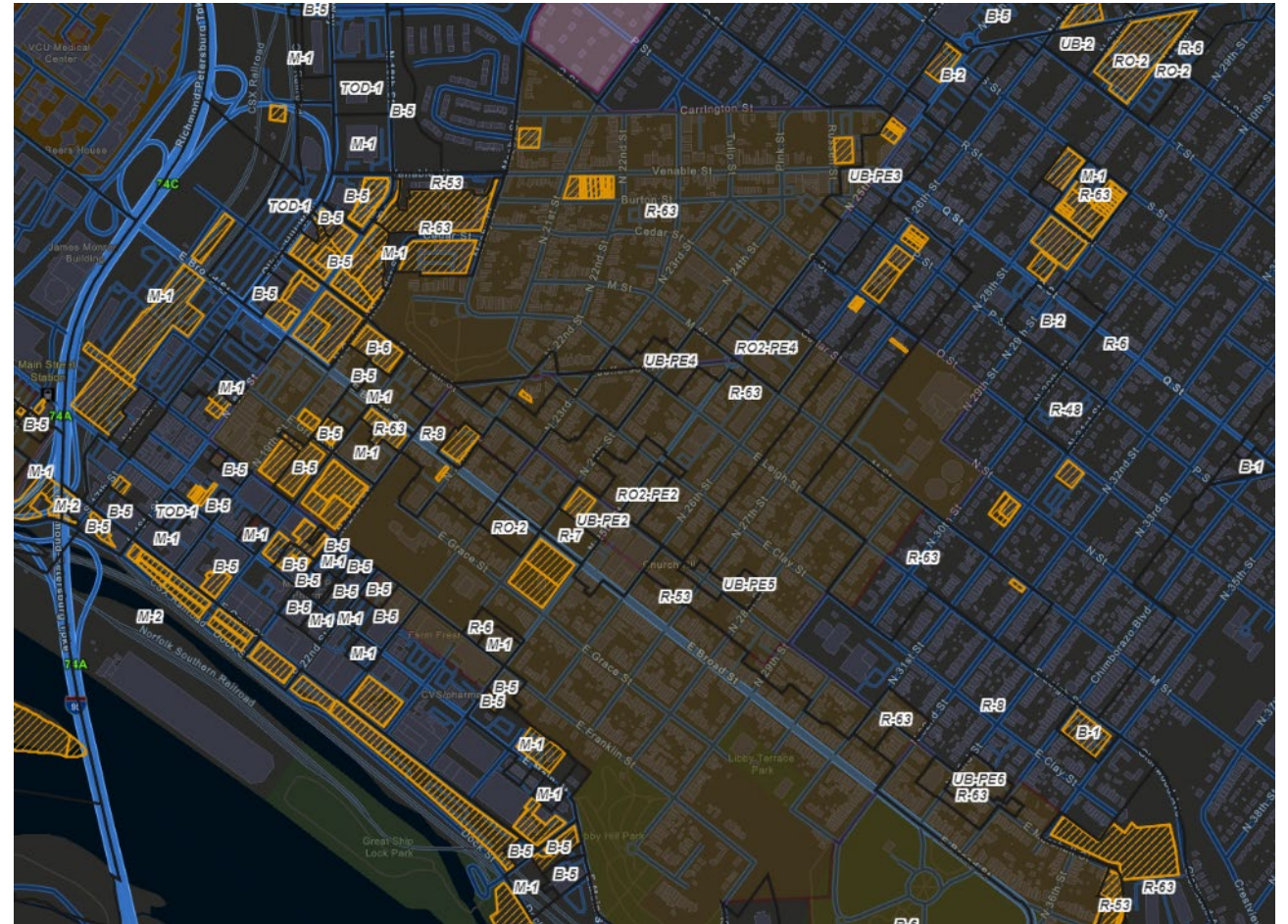
# 3. Build a framework for new zoning districts

Build each zoning district from the same template to better compare differences among them.

- structure: principal + accessory
  - function
  - configuration
  - frontages
- parcel
  - dimensions
  - coverage / imperviousness
  - setbacks

# 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.



# What types of uses?

permitted as  
primary and  
accessory, and to  
what extent

permitted  
conditionally, and  
to what extent

prohibited  
altogether





# What types of form?

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

moderately for  
width, height, size

intensively for  
orientation,  
definition,  
articulation, and  
materials



# How much change?

generally  
preserved and  
conserved

incrementally  
changed through  
intensity and  
density

significantly  
changed through  
intensity, density,  
and use



# Project process

# Pre-project activities

## **PROCESS WORK**

Finalize Request for  
Proposals (RFP)

Issue Request for Proposals  
(RFP)

Select consultant(s)

Refine scope of work and  
finalize contract(s)

## **CONTENT WORK**

Minimum parking  
requirements

Accessory Dwelling Units  
(ADUs)

Short-term rentals (STRs)



# Estimated project timeline

## 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

# Questions?