



CITY OF RICHMOND

PLANNING COMMISSION

July 6, 2020

**RESOLUTION CPR.2020.032  
MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION**

**TO DECLARE AN INTENT TO AMEND THE ZONING ORDINANCE TO DECREASE BARRIERS TO THE DEVELOPMENT OF SINGLE- AND TWO-FAMILY DWELLINGS AND DECREASE THE NUMBER OF BOARD OF ZONING APPEALS CASES AND SPECIAL USE PERMITS**

WHEREAS, in accordance with Section 15.2-2286 of the Code of Virginia an amendment to the zoning regulations or district maps may be initiated by motion of the City of Richmond Planning Commission provided any such motion or resolution of the Commission proposing an amendment to the regulations or district maps shall state the public purposes therefore; and

WHEREAS, many residential neighborhoods have applied zoning that does not match existing building patterns, which prevents infill that does match existing building patterns;

WHEREAS, between January 2015 and June 2020 there were 84 Special Use Permits for single- and two-family dwellings approved by Planning Commission and adopted by City Council; and

WHEREAS, between January 2015 and June 2020 there were 143 variances and special exceptions approved by the Board of Zoning Appeals for single- and two-family dwellings;

WHEREAS, Special Use Permits and Board of Zoning Appeals cases require a significant amount of time and resources from City staff and applicants; and

WHEREAS, there is significant need for more housing in Richmond, particularly home ownership opportunities; and

WHEREAS, zoning requirements that do not match the existing neighborhood building patterns also create hardships on homeowners who wish to alter or add on to their existing homes;

NOW, THEREFORE BE IT RESOLVED THAT, for purposes of public necessity, convenience, general welfare and good zoning practices, the City of Richmond Planning Commission hereby adopts a resolution of intent to amend the Zoning Ordinance to decrease barriers to the development of single- and two-family dwellings and reduce the number of Special Use Permits and Board of Zoning Appeals cases.

  
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Rodney Poole  
Chair, City Planning Commission

  
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Matthew Ebinger  
Secretary, City Planning Commission