



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Resolution of Intent - CPCR.2023.005



City Planning Commission

March 6, 2023

City Council Resolution

In May 2021, City Council adopted a Resolution (RES. 2021-R027) to initiate an amendment to the City's Zoning Ordinance to eliminate parking space minimums

INTRODUCED: April 26, 2021

A RESOLUTION No. 2021-R027

To declare a public necessity to amend ch. 30 of the City Code and to initiate an amendment to the City's zoning ordinance to eliminate parking space minimums.

Patrons – Mr. Addison, Vice President Robertson, Mr. Jones and Ms. Lambert

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 24 2021 AT 6 P.M.

WHEREAS, section 15.2-2286 of the Code of Virginia (1950), as amended, provides that a zoning ordinance may include, among other things, reasonable regulations and provisions for the amendment of regulations or district maps from time to time; and

WHEREAS, in accordance with section 15.2-2286 of the Code of Virginia (1950), as amended, such amendment may be initiated by resolution of the governing body, provided that any such resolution by the governing body proposing an amendment to the regulations or district maps shall state the public purposes therefor; and

WHEREAS, the Council of the City of Richmond believes that the City's zoning ordinance, codified as Chapter 30 of the Code of the City of Richmond (2020), as amended,

AYES: 8 NOES: 1 ABSTAIN: _____

ADOPTED: MAY 24 2021 REJECTED: _____ STRICKEN: _____

CPC Resolution of Intent

The proposed elimination of parking space minimums would impact other sections of the zoning ordinance that are not within the purview of the adopted City Council Resolution No. 2021-R027

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Parking v. Loading Space

Parking space means an area for the parking of one motor vehicle located other than within a public street or public alley right-of-way and having dimensions specified in Section 30-710.3:1 and having a permanent means of access to a public street or public alley without requiring passage through another parking space

Loading space means an area within a building or elsewhere on the premises used for the standing, loading or unloading of vehicles in connection with the use of the property on which such space is located

Off-Street Loading Spaces – Ordinance Sections

- 30-720.1** - Number and length of loading spaces required
- 30-720.2** - Method of determining number of loading spaces
- 30-720.3** - Location and improvement of loading spaces
- 30-720.4** - Dimensions of loading spaces
- 30-720.5** - Required loading spaces in UB-2, B-5, B-6, B-7, TOD-1, and DCC districts

Nonconforming uses

Section 30-800.3. – Changes

A nonconforming use may be changed to a use conforming to the regulations applicable in the district in which it is located or to a use, as determined by the Zoning Administrator, which meets all of the following criteria:

- (1) The use is first permitted in the same district or a more restricted district than the district in which the nonconforming use is first permitted, and such use is not a use permitted by conditional use permit in that district.
- (2) The use does not require more off-street parking than the nonconforming use as determined by application of the requirements of Section 30-710.1.
- (3) The use does not characteristically have a greater number of employees or a greater amount of traffic, noise, smoke or odor than the nonconforming use.
- (4) The use does not otherwise constitute a greater deviation from the regulations pertaining to permitted principal or accessory uses applicable in the district in which it is located.
- (5) In addition to the other criteria set forth in this section, a nonconforming use which is permitted by conditional use permit in any district established by this chapter may be changed only to a use conforming to the use regulations applicable in the district in which it is located or to a dwelling use.
- (6) In addition to the other criteria set forth in this section, a nonconforming use which is listed as a permitted use only in the I district and for which an institutional master plan is required may be changed only to a use conforming to the use regulations applicable in the district in which it is located or to a dwelling use.
- (7) Subject to the applicable criteria set forth in this section, a change to a multifamily dwelling shall be permitted in a R-1, R-2, R-3, R-4, R-5, R-5A, R-6, R-7, and R-8 district, provided that there shall be a lot area of not less than 750 square feet for each dwelling unit.

Nonconforming uses

Section 30-800.3. – Changes

(2) The use does not require more off-street parking than the nonconforming use as determined by application of the requirements of Section 30-710.1.

(3) The use does not characteristically have a greater number of employees or a greater amount of traffic, noise, smoke or odor than the nonconforming use.

CPC Resolution of Intent

CPCR.2023.005 – Motion of the City of Richmond Planning Commission to declare an intent to amend the official zoning ordinance for the purpose of amending additional sections that reference required parking and loading spaces.

All proposed changes to off-street parking and loading spaces in the zoning ordinance to be introduced and reviewed under one ordinance at a later date.

Questions/Discussion

Contact:

Brian P. Mercer

Planner, PDR

Brian.Mercer@rva.gov

(804) 646-6704