

CPCR.2021.095

Accessory dwelling units



RICHMOND PLANNING &
DEVELOPMENT REVIEW
PDR

City Planning Commission
5 April 2021

What is an accessory dwelling unit (ADU)?

smaller, independent residential dwelling unit located on the same lot as a stand-alone (detached) residential structure

a/k/a accessory apartment, secondary suite, or granny flat

may be internal, attached, or detached



Why permit accessory dwelling units?

allow individuals to age in place

accommodate individuals with special needs

create affordable housing units

provide opportunity to supplement income

November
2019

CPC adopts
resolution
asking PDR to
study
appropriate-
ness and
feasibility of
ADUs



February to
March 2020

PDR runs
survey with
635
respondents

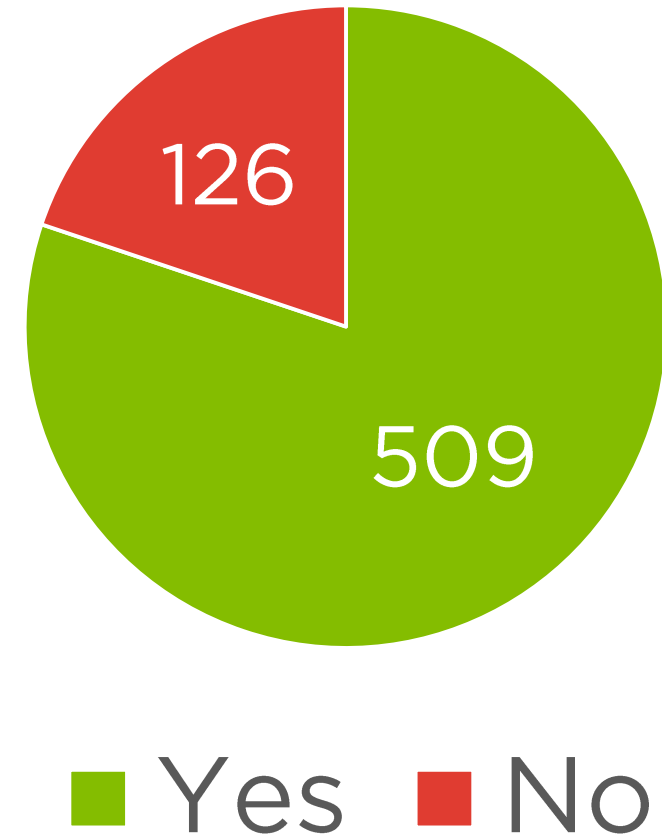


May 2020

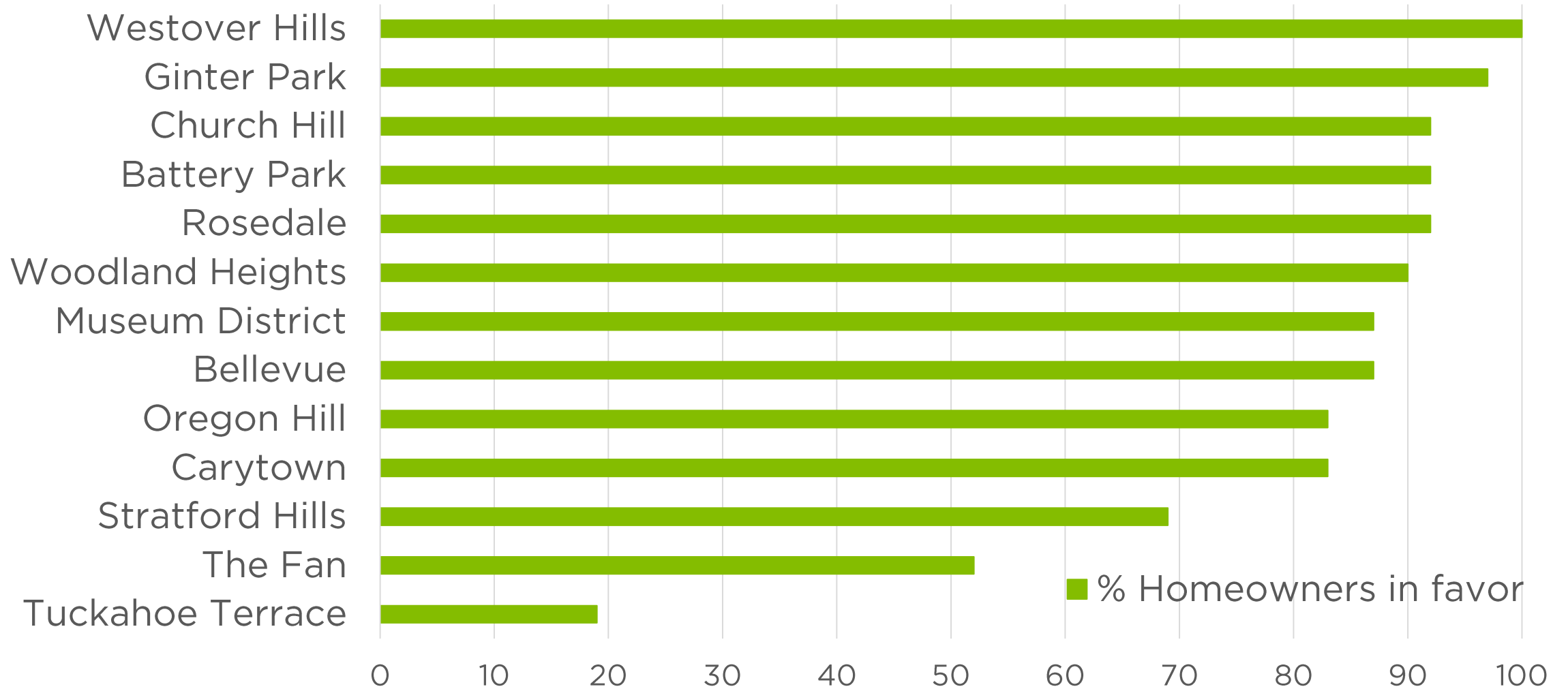
PDR
presentation
to CPC on
survey results
and next
steps

2020 ADU survey results

Do you believe
accessory dwelling
units should be
permitted by
zoning in YOUR
neighborhood?



2020 ADU survey results



2020 ADU survey results: concerns

parking

aesthetics

quality

density

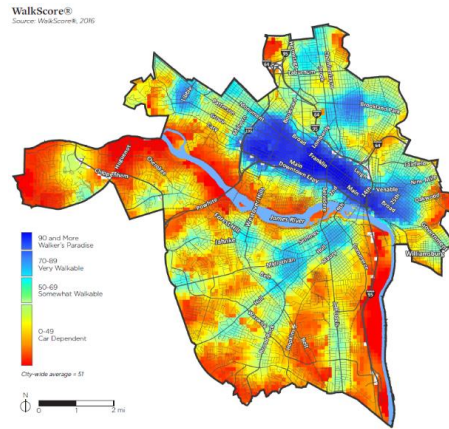
short-term
rentals

individuals
who rent

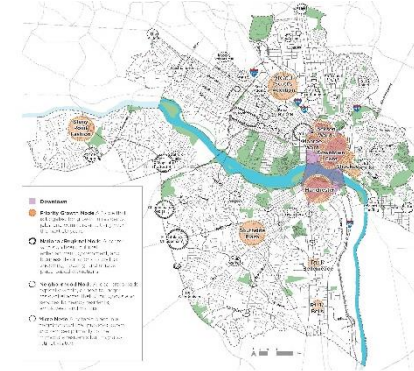
Richmond 300

Big Moves:
Priority actions
for Richmond
to work toward
in the next 5
years to set the
city up for
success in the
next 20 years

Re-Write the Zoning Ordinance



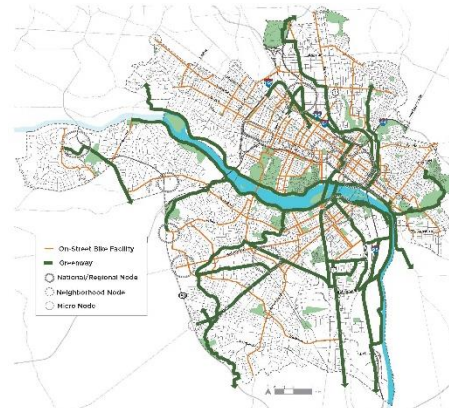
Re-Imagine Priority Growth Nodes



Expand Housing Opportunities



Provide Greenways & Parks for All



Reconnect the City



Realign City Facilities



Richmond 300



Residential Diagram 2

Objective 14.5 (c): update the Zoning Ordinance to permit accessory dwelling units by-right with form-based requirements in all residential zones in order to encourage more housing types throughout the city



Neighborhood Mixed-Use Diagram

Objective 14.9 (h): amend the Zoning Ordinance to permit accessory dwelling units in all residential zones in order to assist households that desire to age in place in their neighborhoods

Considerations for regulation

number

location

- primary structure
- secondary structure

size

- floor area
- coverage
- stories
- proportion

parcel ownership

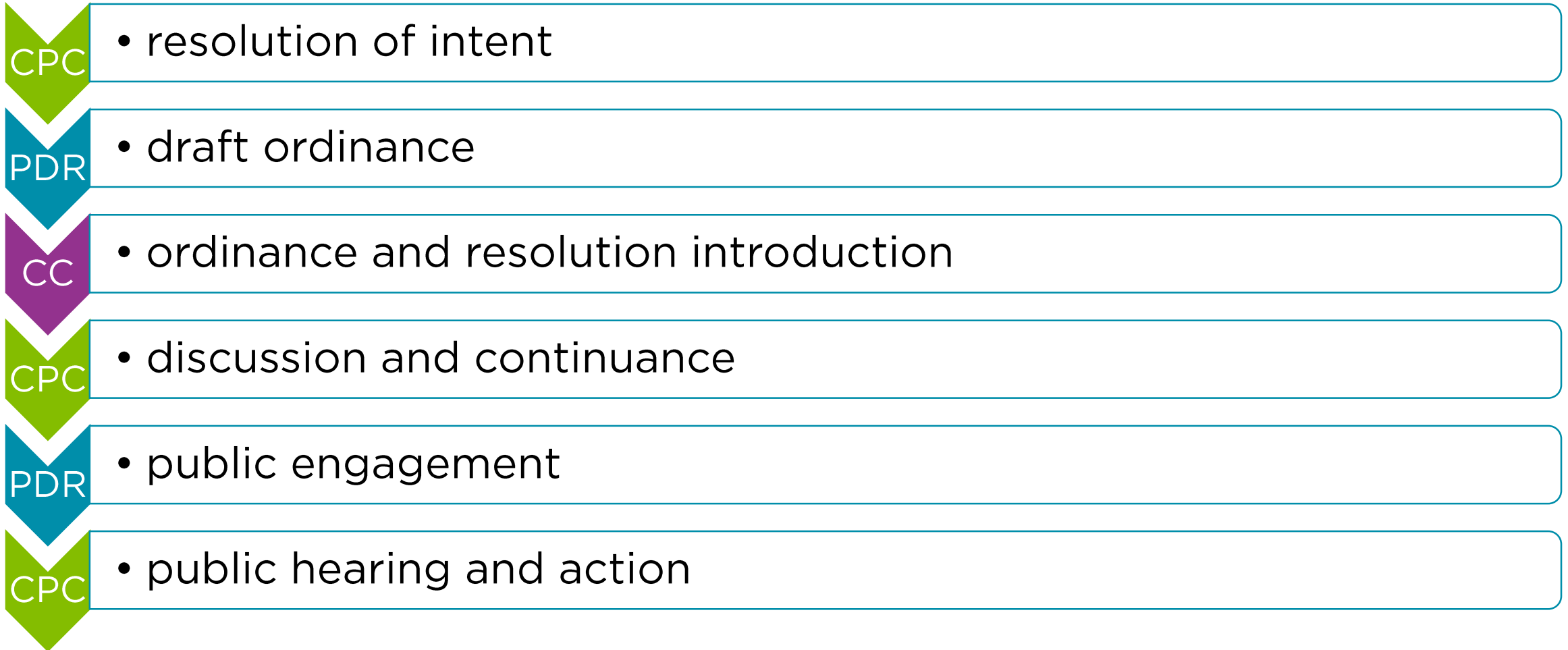
occupancy

- number
- duration

approvals

- administrative
- legislative

Proposed process



Questions

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