



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Ordinance 2023-369 TOD-1 Zoning District Amendments



Brian P. Mercer

January 2, 2024

Resolution 2023-006

Adopted March 6, 2023

To amend the regulations
applicable to the TOD-1 District

Community Meeting

March 14, 2023

**CPC Presentation –
Preliminary Amendments**

March 20, 2023



CITY PLANNING
COMMISSION

March 6, 2023

**RESOLUTION 2023-006
MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION**

MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION TO INITIATE AN AMENDMENT TO THE OFFICIAL ZONING ORDINANCE TO AMEND THE REGULATIONS APPLICABLE TO THE TOD-1 DISTRICT

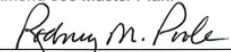
WHEREAS, in accordance with section 17.06 of the Charter of the City of Richmond, the City Planning Commission has adopted and the City Council has approved a master plan, known as Richmond 300, to promote a coordinated, adjusted, and harmonious development of the city and its environs; and

WHEREAS, in accordance with section 17.10 of the Charter of the City of Richmond, the City Council has adopted a comprehensive zoning ordinance in order to regulate the use of land, buildings, and structures in a manner consistent with future land uses identified in the Richmond 300 master plan; and

WHEREAS, amendments to the regulations applicable to the TOD-1 District that (i) permit additional principal and accessory uses, (ii) modify requirements for yards, usable open space, and areas devoted to parking or circulation of vehicles, (iii) modify requirements for façade fenestration, and (iv) reduce requirements for minimum building height will fulfill the vision of the Richmond 300 master plan; and

WHEREAS, in accordance with section 15.2-2286 of the Code of Virginia (1950), an amendment to the regulations or district maps set forth in the City's zoning ordinance may be initiated by motion of the City Planning Commission, provided that such motion of the City Planning Commission proposing such amendment to the regulations, district boundaries, or classifications of property set forth in the City's zoning ordinance shall state the public purposes therefore;

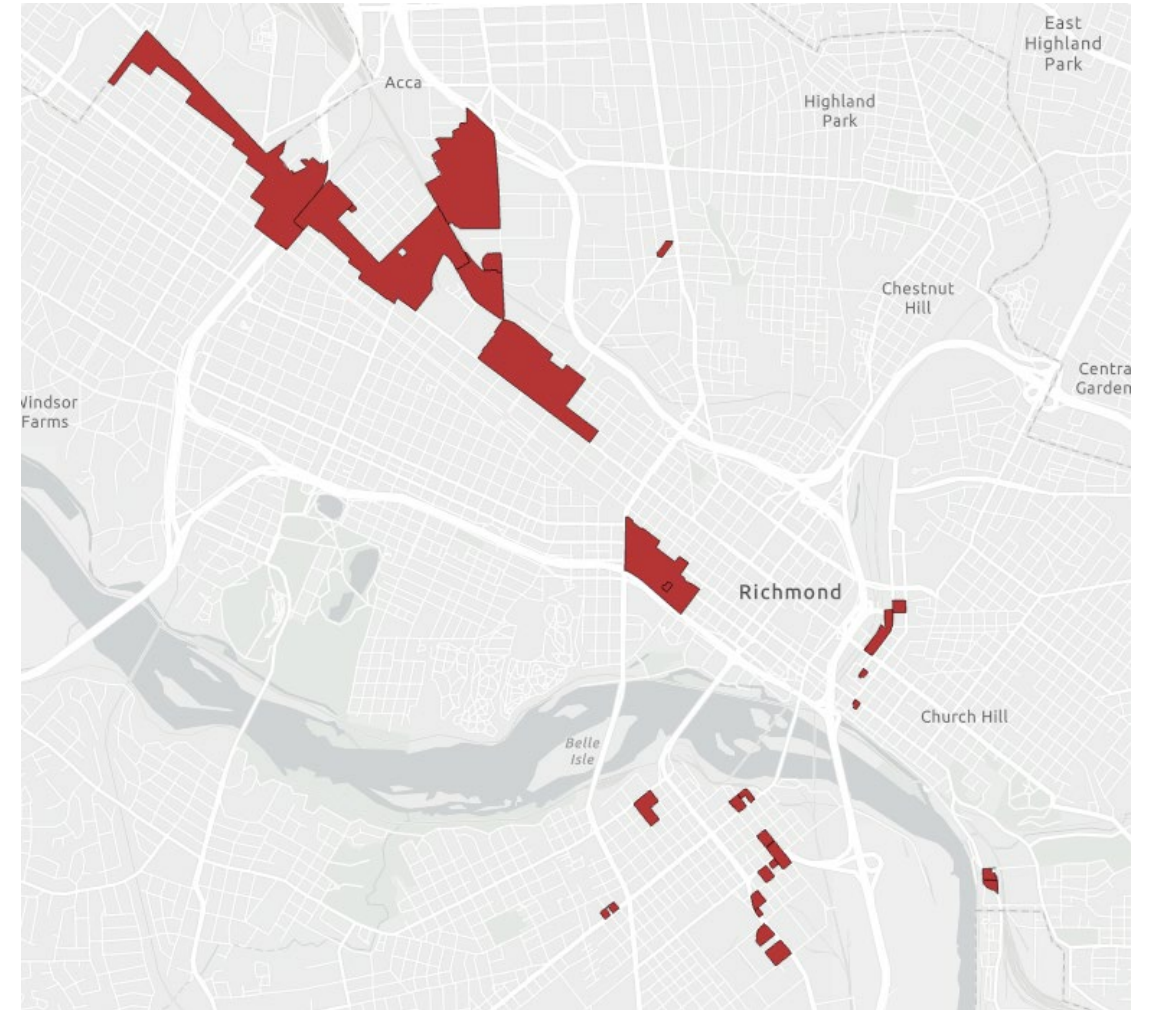
NOW, THEREFORE BE IT RESOLVED, that, for the purposes of public necessity, convenience, general welfare, and good zoning practice, and in order to best promote health, safety, morals, comfort, prosperity, and general welfare, as well as efficiency and economy in the process of development, the City Planning Commission hereby initiates an amendment to the City's official zoning ordinance for the purpose of amending the regulations applicable to TOD-1 District to (i) permit additional principal and accessory uses, (ii) modify requirements for yards, usable open space, and areas devoted to parking or circulation of vehicles, (iii) modify requirements for façade fenestration, and (iv) reduce requirements for minimum building height requirements, all in accordance with the adopted Richmond 300 Master Plan.


Rodney Poole
Chair, City Planning Commission


Alyson Oliver
Secretary, City Planning Commission

Why amend TOD-1 District city-wide?

- Since the creation of the TOD-1 district in 2017, staff has encountered issues with certain requirements
- TOD-1 in 2017: **127.6 acres**
- TOD-1 in 2024: **594.8 acres**



Existing TOD-1

Amendments – Permitted Uses

Permit

- Stadiums and arenas (not within 500 feet of any property in any R district)
- Parks that are not owned or operated by a governmental agency or nonprofit organization
- Recreation and entertainment uses outside completely enclosed buildings (unless within 100 feet of a property in any R district)
- Flea markets as accessory uses to parks, stadiums and arenas, and uses owned or operated by a governmental agency
- Automated teller machines (ATMs) on exterior facades of buildings devoted to permitted principal uses (other than individual dwelling units or lodging units)

Amendments – Yards (Setbacks)

- Remove front yard requirement of ten feet for dwelling units located on the ground floor
- Require all uses to have a front yard between zero and twenty feet (except for hotels, parks, recreation and entertainment uses, stadiums and arenas, and uses owned or operated by a governmental agency)
- Feature requirements for dwelling units located along the ground floor with front yards greater than zero feet

Amendments – Feature Requirements

Permit

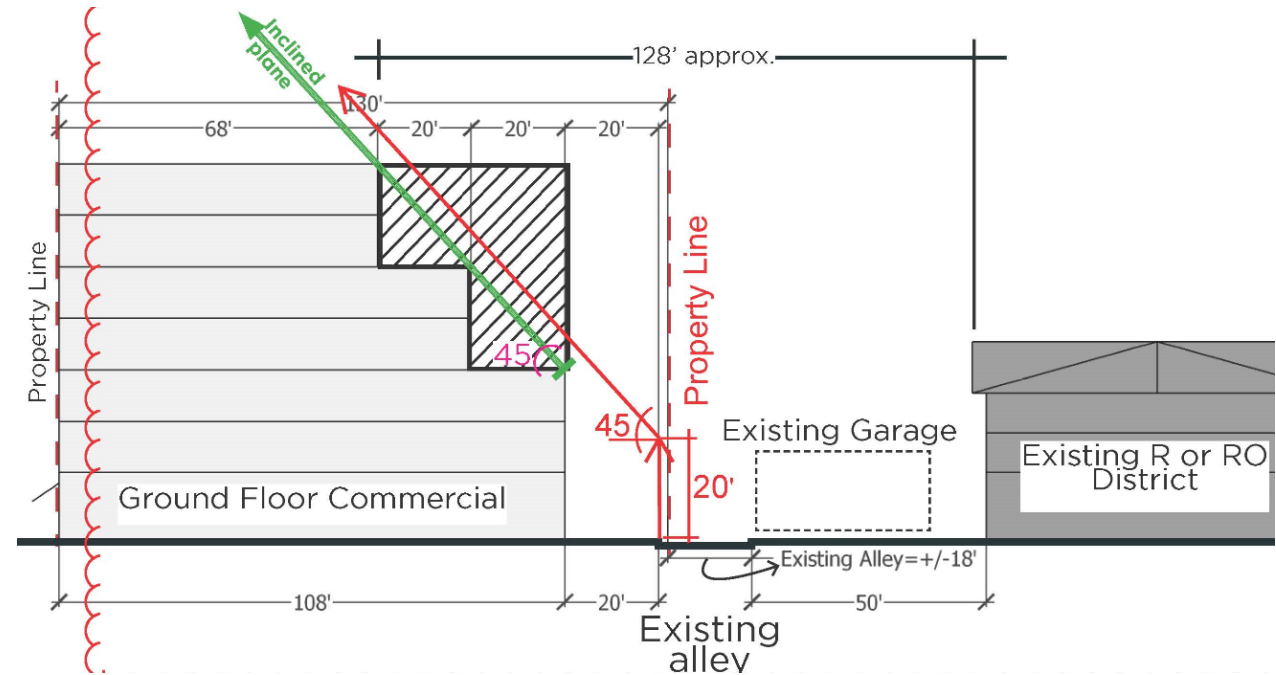
- Certain accessory uses to multifamily dwellings along ground floor of buildings along street oriented commercial frontages
- Parking or circulation of vehicles on upper stories of parking deck or garage located along a principal or priority street frontage
- Circulation of vehicles between the main building on a lot and the street line for hotels, hospitals, and stadiums and arenas

Amendments – Fenestration Requirements

- Add additional uses (parks, recreation and entertainment uses, stadiums and arenas, and uses owned or operated by a governmental agency) that are exempt from fenestration requirements
- Add “blank wall” requirement (horizontal linear dimension of contiguous building wall that does not contain fenestration or doors shall not exceed twenty feet) along street level story
- Remove types of windows required in all cases for dwelling uses
- Require all dwelling units have a minimum of two exterior windows or exterior doors, or a combination thereof

Amendments – Height

- Permit height under two stories for buildings on parks, recreation and entertainment uses, stadiums and arenas, and uses owned or operated by a governmental agency
- Change inclined plane requirement originating point from building wall to a fixed point along the lot line



Amendments – Signage

- Change calculation of permitted sign area from lot frontage to building frontage when more than one main building is located on a lot
- Permit additional signage on each face of a building above a height of 100 feet when no other signs are located above 35 feet on the building face
- Exempt stadium structures containing at least three thousand seats from all sign regulations

New Section – Newly Constructed Buildings

- The architectural front of a building shall be oriented to the principal street frontage (certain exceptions)
- Require exterior entrance to street for each dwelling unit along the ground floor for multifamily buildings
- Building facades along certain street frontages shall have the front façade of the building extend across at least 80 percent of the lot frontage (certain uses exempted)

Staff Recommendation

- Recommend that the City Council **approve** ORD. 2023-369

Questions?

Staff Contact

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