



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Request for Proposals (RFP) for the Zoning Ordinance Rewrite



Kevin J. Vonck, Ph.D., Director

Tuesday, 22 November 2022

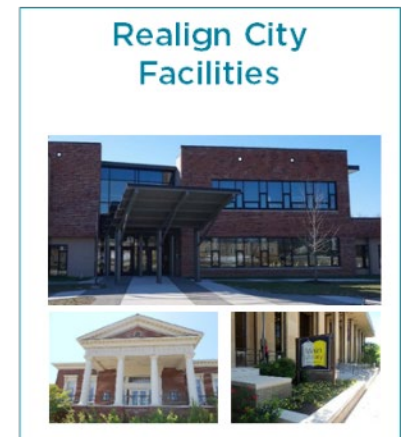
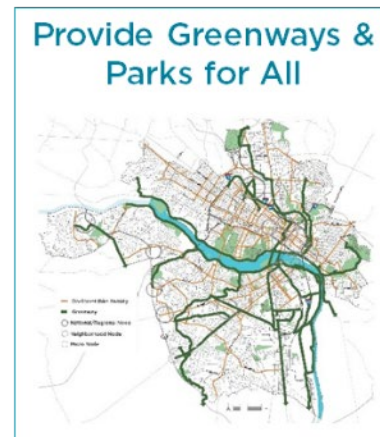
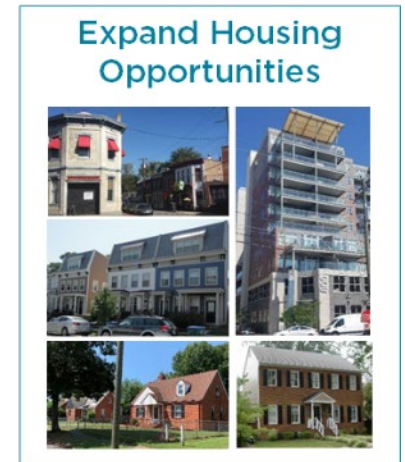
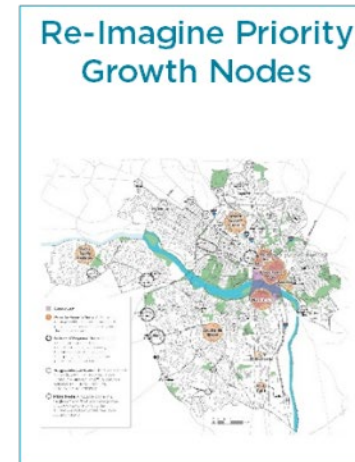
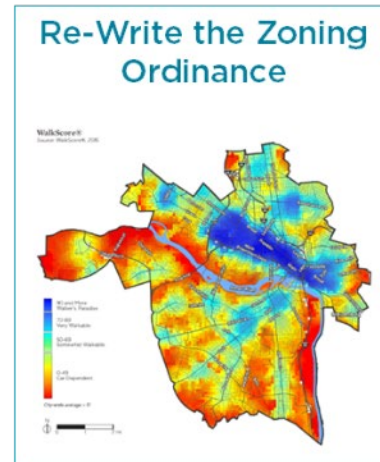
Context

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.

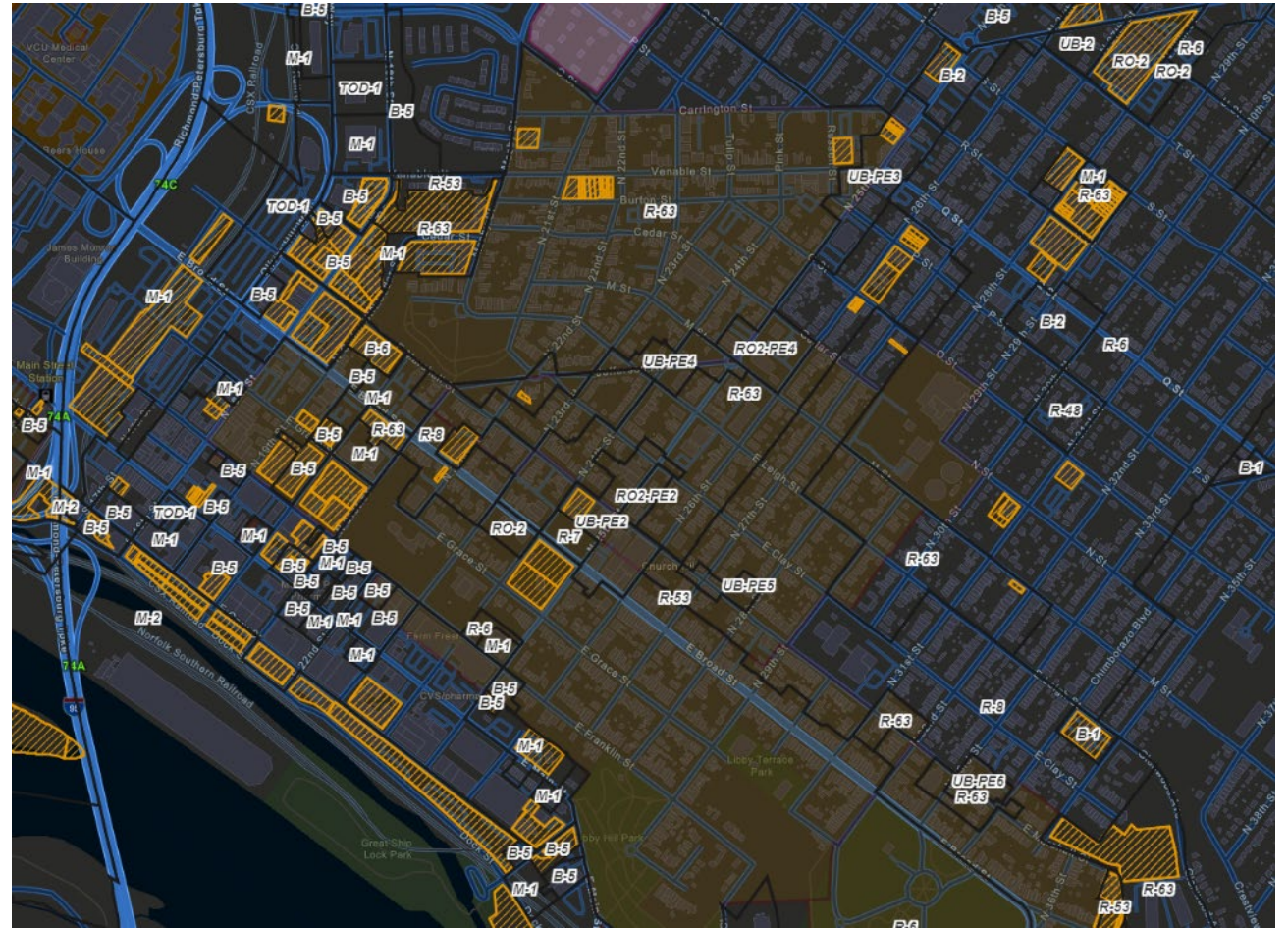
3. Build a framework for new zoning districts

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?