



# ZONING PROPOSED CHANGES CITY OF RICHMOND, VIRGINIA JANUARY, 2021

Kevin J. Vonck, Deputy Director, PDR  
Michelle Peters, Deputy Director, HCD  
James “JJ” Minor, Community Liaison



## CHAPTER 5

# Inclusive Housing

**Vision:** Richmond is a city where all people can access quality housing choices.

By preserving and increasing housing, Richmond supports existing and new residents, regardless of income. As the city grows, Richmond provides options to existing residents, preventing involuntary displacement and reducing housing disparities. Housing is the foundation of inclusive Richmond neighborhoods that are walkable with adequate linkages to services, goods and open spaces.

- The City of Richmond is embracing the principles of Equitable Development through the adoption of its Comprehensive Plan.
- Richmond 300 is the guide for growth to design an equitable, sustainable, and beautiful Richmond with six focus areas:
  - People
  - Housing
  - Thriving Environment
  - Diverse Economy
  - Equitable Transportation
  - High Quality Places
- The plan deliberately encourages the expansion of viable housing throughout the City and not concentrated in one area of the City.
- This plan provides the framework in which we will operate to achieve equitable development throughout our City.





## **CITY OF RICHMOND STRATEGIC PLAN TO END HOMELESSNESS**

### **Zoning and Land Use Considerations for Homeless Shelters**

The City's Zoning Ordinance is very restrictive when it comes to allowing emergency shelters for individuals experiencing homelessness. Shelters are only permitted by a conditional use permit in B-3 and B-4 Zoning Districts.

Pursuant to Code of Virginia, §§ 15.2-2286, 15.2-2303, conditional use permits are intended as a means for the City Council, after review and recommendation by the Planning Commission, to authorize certain uses which, although generally appropriate in the district in which they are permitted, have potentially greater impacts on neighboring properties than uses which are permitted by right.





# WE HEAR YOU



## Fair Housing Planning Guide

*Housing the Richmond Region:  
Needs, Impediments, and Strategies*



**Richmond Regional Housing Framework**





## Proposed definitions

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	EMERGENCY HOUSING	TRANSITIONAL HOUSING	PERMANENT SUPPORTIVE HOUSING
OCCUPANCY AGREEMENT	no	yes	yes
GENERAL DURATION	< 90 days	< 24 months	unlimited
SUPERVISION	continuous	with or without	continuous
SOCIAL SERVICES	on or off site	on or off site	on or off site

## Proposed regulations

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- within  $\frac{1}{2}$  mile of transit stop
- at least  $\frac{1}{4}$  mile away from a similar use
- capacities determined by building, fire, health, and zoning codes
- Certificate of Zoning Compliance required
- submission of proposed plan, with an operations information statement

# Proposed housing types by zoning district

	R-73	R-O2	I	B-1	B-2	B-3	B-4	OS	M-1
BUILDING (OR PORTION)	P	P	P	P	P	P	P	P	P
TINY HOME UNITS						P			P
TENT ENCAMPMENT						P			P
SAFE PARKING AREA	P	P	P	P	P	P	P	P	P

# Current uses by zoning district

	R-73	R-O2	I	B-1	B-2	B-3	B-4	OS	M-1
EMERGENCY				P / A*	P / A*	P / A* C / P	P / A* C / P	P / A*	
TRANSITIONAL	C / P	C / P				C / P	C / P		
LODGINGHOUSE	C / P	C / P				C / P	C / P		
PERMANENT SUPPORTIVE	C / P	C / P				C / P	C / P		
ADULT CARE RESIDENCE	C / P	C / P				C / P	C / P		
NURSING HOME	P / P	P / P				P / P	P / P		
SOCIAL SERVICE DELIVERY			P / P			C / P	P / P		



# Proposed uses by zoning district

	R-73	R-O2	I	B-1	B-2	B-3	B-4	OS	M-1
EMERGENCY	P / A	P / A	P / A*	P / A*	P / A*	P / A*	P / A*	P / A*	P / P
TRANSITIONAL	P / P	P / P				P / P	P / P		
LODGINGHOUSE	C / P	C / P				C / P	C / P		
PERMANENT SUPPORTIVE	P / P	P / P				P / P	P / P		
ADULT CARE RESIDENCE	P / P	P / P				P / P	P / P		
NURSING HOME	P / P	P / P				P / P	P / P		
SOCIAL SERVICE DELIVERY			P / P			P / P	P / P		

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