

ORD 2020-261

# Emergency housing ordinance amendments



RICHMOND PLANNING &  
DEVELOPMENT REVIEW  
**PDR**

*City Planning Commission*  
*1 February 2021*

# Proposed amendments

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1 housing definitions

2 district changes

3 new regulations

# Purpose



2020

CITY OF RICHMOND  
STRATEGIC PLAN TO END  
HOMELESSNESS  
2020-2030

*To amend the Zoning Ordinance in order to provide more clear and consistent pathways to establish emergency, transitional, and permanent supportive housing uses within the City*



**MAYOR LEVAR M. STONEY**

Development of Housing and Community Development

Department of Social Services

CITY OF RICHMOND, 900 EAST BROAD STREET, RICHMOND, VA REVISED DRAFT | MAY 5, 2020

# Proposed definitions

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shelter



emergency  
housing

lodginghouse



transitional  
housing

group home



permanent  
supportive  
housing

## Proposed definitions

	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

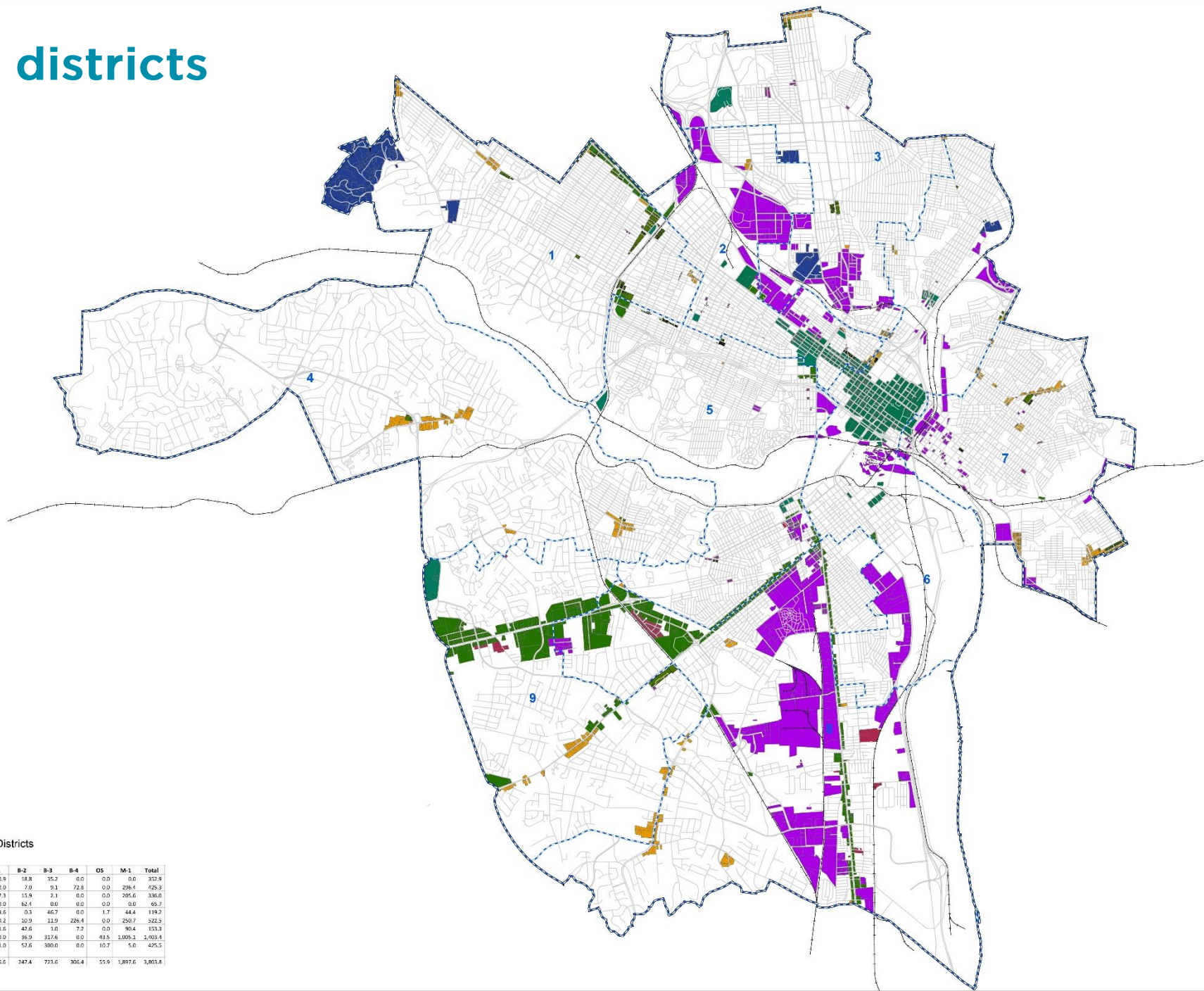
# Current uses by zoning district

	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		

# Zoning districts



**Legend**

**ParcelData**    B-2

**Name**        B-3

R-73    B-4

RO-2    OS

I        M-1

B-1    Council Districts

District	R-73	R-02	I	B-1	B-2	B-3	B-4	OS	M-1	Total
1	7.3	37.1	258.6	0.9	18.8	35.2	0.0	0.0	0.0	350.9
2	35.3	2.8	0.0	2.0	7.0	9.1	72.8	0.0	298.4	425.3
3	30.1	9.3	65.7	7.3	15.9	2.1	0.0	0.0	205.6	336.0
4	0.0	3.3	0.0	0.0	82.1	0.0	0.0	0.0	0.0	85.7
5	16.6	5.9	0.0	3.6	0.3	46.7	0.0	1.7	44.4	118.2
6	8.2	1.3	32.9	0.2	30.9	11.9	226.4	0.0	250.7	522.3
7	0.0	10.4	0.0	1.6	42.6	1.0	7.2	0.0	90.4	153.3
8	0.0	0.3	0.0	0.0	36.9	317.6	0.0	43.5	1,005.2	1,403.4
9	43.0	14.2	0.0	1.0	12.6	380.0	0.0	10.7	5.0	475.5
TOTAL	134.5	84.7	337.2	16.6	247.4	723.6	306.4	55.9	1,897.6	3,803.8

# 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

## 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

## Potential amendments

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- state minimum distance to similar uses: at least  $\frac{1}{4}$  mile (1,320 feet) away
- require notification of adjacent property owners and/or civic associations?
- create minimum distance from schools?
- increase distance from transit stops?