

# City Planning Commission



Ordinance 2021-195  
5005 Riverside Drive  
Special Use Permit



RICHMOND PLANNING &  
DEVELOPMENT REVIEW



*July 19<sup>th</sup>, 2021*

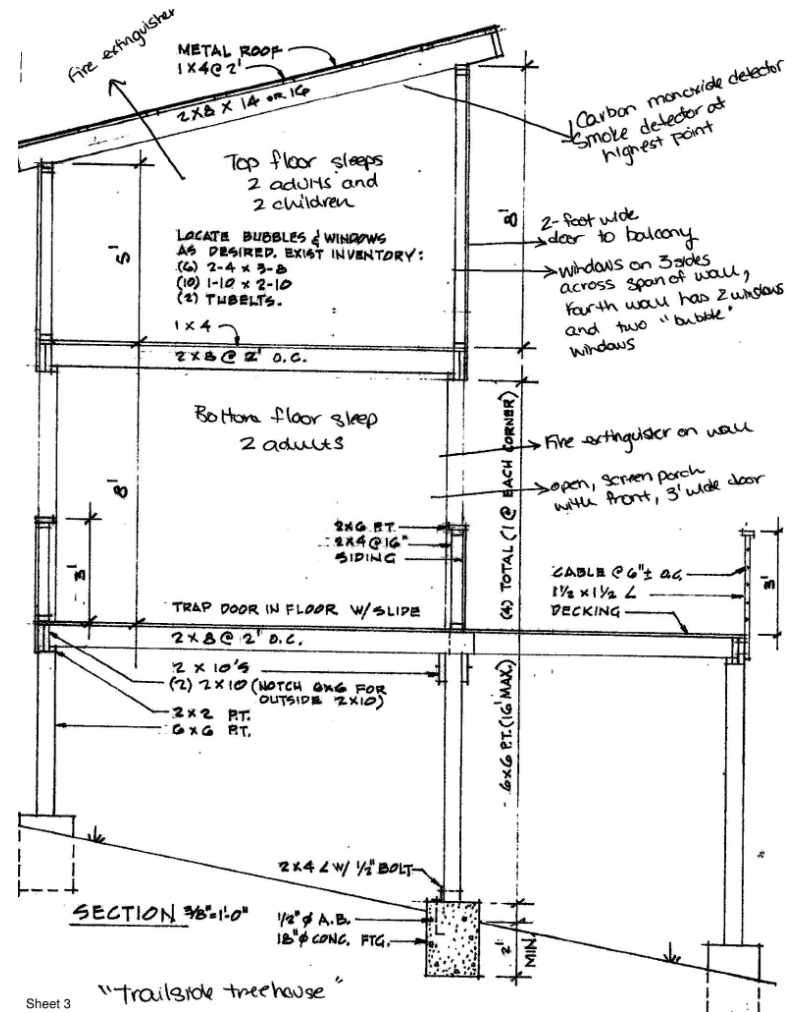
# Site Map



# Proposal

**Request:** To authorize the special use of the property known as 5005 Riverside Drive for the purpose of a short-term rental within an accessory structure to an existing single-family dwelling, upon certain terms and conditions.

**Purpose:** The applicant is requesting a special use permit to allow for the use of an accessory structure (the "treehouse") on the property as a short-term rental. The short-term rental regulations are applicable to dwelling units, not to accessory structures. A special use permit is therefore required.





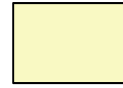
# Existing Conditions

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## Richmond 300 Land Use Designation: Residential



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- Richmond 300 recommends a future land use of “Residential,” which recommends **single-family homes**, accessory dwelling units and open space as primary uses.
- The current short term rental regulations that were adopted in June 2020 permit short-term rentals in all residential zoning districts. All requirements of the short-term rental regulations are met except that the “treehouse” is available for sleeping and is not within the main dwelling on the lot.
- Sanitation and sleeping facilities are provided within residential dwelling for exclusive use by short term renters.



# Existing Zoning: R-3 Single-Family Residential





# Surrounding Neighborhood

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Source: Google



Source: Google

## Ordinance Conditions

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- (a) The Special Use of the Property shall be as a short-term rental that includes an accessory structure to an existing single-family dwelling, substantially as shown on the Plans.
- (b) A minimum of two parking spaces shall be provided for the Special Use on the Property.
- (c) All guests of the short-term rental shall be provided access to the sanitation facilities shown on Sheet 2 of the Plans for the entire duration of any such guest's stay on the Property.
- (d) All requirements of section 30-697.1 of the Code of the City of Richmond (2020), as amended, shall be met.
- (e) The maximum occupancy for the short-term rental use shall be eight persons.
- (f) Outdoor lighting shall be located, directed or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights, or lighting on emergency vehicles.
- (g) Prior to the issuance of a certificate of occupancy, the Owner shall provide the Director of Planning and Development Review with a certification from a professional engineer that the accessory structure is structurally adequate for occupancy.

## Neighborhood Participation

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- Staff notified adjacent property owners, residents, and the Westover Hill Civic Association.
- Letters of no opposition, support, and opposition have been received. A letter of support has been received by the Westover Hill Association; an updated letter from the association stated that an adjacent neighbor reached out in opposition but that no concern or negative feedback was voiced at the association meeting when the proposal was presented.



## Staff Recommendation: Approval

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- Richmond 300 recommends “Residential.”
- Single-family houses are recommended primary uses. The recently adopted short-term rental regulations apply in all residential zoning districts.
- Other than the fact that the short-term rental use is available within the accessory structure (the “treehouse”), all short-term rental requirements are met.
- Sanitation and sleeping facilities are provided within the main residential dwelling for exclusive use by short-term renters.
- James River Park System is largest tourist attraction in the region. Objective 12.3 of Richmond 300 is to “increase the availability of options for lodging in the city.”
- The property is unique in that it is large (4.5 acres), mostly wooded, and offers direct access to the James River Park System. The owners have provided an easement for public trail access over the rear portion of their property.