



HENRICO COUNTY ZONING ORDINANCE REVIEW & COMPARATIVE ANALYSIS

Prepared by the Richmond Regional Planning District Commission

June 2017



The Richmond Regional Planning District Commission (RRPDC) performs an annual technical assistance project on a rotating basis for each of the four larger jurisdictions in the Richmond Region—Chesterfield, Hanover/Ashland, Henrico and Richmond. This study represents a review of the Henrico County Zoning Ordinance prepared in accordance with an approved scope of work, executed November 16, 2016 between the two parties, and represents the RRPDC Technical Assistance project for FY17. The audience for this report is primarily intended to be Henrico County staff and their consultants, but it may also be useful for other local staff in the region as a reference document for their own work.

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Henrico County Zoning Ordinance Review and Comparative Analysis

I. Background & Purpose

The current zoning ordinance, Chapter 24 of the Henrico County Code, became effective January 1, 1960, and has been updated on an as-needed basis over the years. Over the years as new uses and technology require different types of development, the Ordinance has been the subject of frequent interpretation on a case-by-case basis by County Planning staff. The County is embarking on a comprehensive review and update of the ordinance over the next 24 months engaging the services of a consultant.

Building on the FY12 technical assistance project of the Richmond Regional Planning District Commission (RRPDC) which focused on the three Industrial Districts, the M-1 Light Industrial District, the M-2 General Industrial District, and the M-3 Heavy Industrial District, the County has asked the RRPDC to provide a comprehensive review and comparative analysis of the entire zoning ordinance. The intent of this analysis as the FY17 Technical Assistance Project for the County is to provide a foundation for the larger comprehensive ordinance update.

II. Methodology

The conclusions from the comparative analysis of the Industrial Zoning District in FY12 suggested that any comprehensive amendments should be designed to bring the permitted uses and district regulations into conformance with current development trends and technology. Proposed changes should have the beneficial effect of aiding the overall economic development of the County by clarifying review and providing application of present-day operational standards for development.

The FY17 review and comparative analysis of the Residential, Office, Business, and Mixed Use Districts of the County Zoning Ordinance, Chapter 24 as updated 6/29/16, generally followed this methodology:

- Collection and evaluation of ordinances from similarly sized jurisdictions identified by County staff and primarily in Virginia, including the counties of Chesterfield, Fairfax, Loudoun, Prince William, and the cities of Virginia Beach, Chesapeake, Norfolk, and Richmond.
- The review focused on permitted uses, regulations, development standards (defined as general performance standards, but not including revised landscape or signage ordinances), setbacks from adjacent uses, residential uses, lot sizes, setbacks, heights.
- In addition to evaluating residential, office and business district ordinance provisions among the selected localities, the comparative review focused on alternatives for providing administrative variances, along with innovative ideas and tools to support revitalization and infill. Several jurisdictions such as Nashville, TN and Prince Georges County, MD were also included in this level of review and comparative analysis.





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- Comparative analysis also considered to a limited degree the most recent interpretations drafted by the County provided by staff and responded to specific research requests by County staff upon review. Three of the localities—Chesterfield, Loudoun, and Prince William—were selected for the focus of additional research in response to questions by County staff. Relevant sections of these locality ordinances are also provided in the Appendix to this report.
- The analysis was further informed through interviews with appropriate staff from the County Economic Development Authority and the Department of Community Revitalization for practical application of the existing Zoning Ordinance to accomplish their objectives.

Much of the analysis is best summarized by the spreadsheets included in the Appendix which provide the comparison of Residential, Commercial, Office and Mixed-Use (Urban Mixed use) District provisions among the nine (9) jurisdictions using Henrico County as the controlling document for permitted uses by district.

III. Comparative Analysis of Permitted Uses by District

A general summary of key findings is outlined below by district based on specific questions from County staff:

A. Residential Districts

1. Use of antiquated terms or non-standard terms across all ordinances – In Henrico this includes terms such as “homing pigeon lofts”, “television receiving antennas”, “stage tower or scenery loft”, and “manufactured homes for single-family residential use when the length of occupancy exceeds 30 days”.
2. Commonalities among ordinances
 - Places of worship as a permitted use in residential districts is standard among the ordinances; as well as group homes which follows the requirement of Va Code 15.2-2291
 - Child care centers typically accessory or special use in Residential Districts; Conditional Use in Chesterfield Residential Districts
 - Definitions for “assisted living”, “nursing home”, and “congregate living facility” are similar.
3. Differences among ordinances
 - Model homes are permitted in R-7 through R-88, RC, TTH, MH2 in Chesterfield if designed to become permanent. In Loudoun they are required to meet underlying zoning provisions if constructed prior to record plat approval. Prince William County addresses sales offices for subdivisions as temporary manufactured, modular, or mobile sales offices, not permanent model homes.
 - Loudoun County has established an Affordable Dwelling Unit (ADU) program (Article 7) applicable to sites served by public utilities, requiring rezoning, site plan, etc. for development of 50 or more dwelling units.
 - Private noncommercial recreation areas and centers are permitted through a conditional use process in Henrico and through Site Plan review in Chesterfield. Country clubs are classified as to size in AR-1 and AR-2





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Districts in Loudoun County with specific limits on principal structure sizes based on acreage. Such uses are considered as a Special Use in Semi-Rural, R-2, R-4 and PMR districts in Prince William

- Public utility structures and facilities also regulated as a Conditional Use in certain residential districts in Chesterfield County
 - Henrico does not have specific provisions for a rural cluster residential option, and may want to reference Loudoun County’s Rural Hamlet Option which allows for no fewer than five (5) but no more than 25 hamlet lots grouped together as a rural hamlet or Chesterfield County’s R-C Residential Conservation District. A cluster option may be advantageous to consider in a Zoning Ordinance update.
 - Loudoun County specifies different terminologies for “visitor accommodation” which are geared to promoting agri-tourism, including various forms of Bed and Breakfast Homestays, Inns, and Country Inns in a wide range of districts from Agricultural, Residential, Countryside Village, etc.
 - Prince William County created a “Domestic Fowl Overlay District” which regulates keeping domestic fowl on lots with a rural and semi-rural character. Chesterfield County specifies numbers of animals allowed in accordance with parcel size, i.e. no more than 12 collectively on parcels less than 3 acres, and horses only in Rural-Conservation. Loudoun County distinguishes between “animal husbandry” and “non-domestic” animals, and allows “pets” (animals kept for pleasure) as an accessory use to a dwelling unit
 - Chesterfield limits amateur radio antennas to no more than 75-feet. Prince William specifies varying antenna height in agricultural and residential districts based on type of antenna. Loudoun County does not allow antennas that exceed 60 feet in height and has different standards based on the type of antenna
4. Henrico permitted uses which stand-alone – Child care centers operated in a place of worship, temporary display of model homes within a subdivision, stage tower or scenery loft, gated subdivision, private parking areas accessory to a dwelling.

B. Office Districts

1. Use of antiquated terms-none noted
2. Commonalities and Differences
 - Chesterfield County has a comprehensive table which specifies uses by District along with the type of permit required which is a helpful reference; and provides description by use rather than by district alone (see Appendix A for similar tables for the existing Henrico Ordinance). Development Standards by district are provided for ease of reference in summary boxes with relevant notes for exceptions





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- In Loudoun, outdoor display areas for sale, rental, and display are included in the net floor area calculation. Outdoor display is not addressed in the Office Districts of the Chesterfield County ordinance
 - Chesterfield does not seem to distinguish medical offices from other offices, but defines medical as part of “clinic” which is a permitted use in O-2 Corporate Office. Loudoun does distinguish between medical office and other offices, and is permitted in the Planned Development-Office Park. Medical/dental office limited to no more than 10,000 SF gross floor area
 - Chesterfield permits funeral homes in O-2 District, and permits crematoriums as accessory to a funeral home in O-2 and commercial districts. Crematoriums are also permitted in commercial districts as accessory for veterinary hospitals with specific conditions for approval. Loudoun specifies buffers for crematorium as funeral homes, but such crematoriums are not permitted in conjunction with veterinary services. In Prince William crematorium secondary to funeral home as SUP in B-2 and B-3.
 - Chesterfield recently adopted new language to include “data centers” which are permitted in C-3, C-4, I-1. Data center is defined as “a facility used primarily for the storage, management, processing, and transmission of digital data, which housed computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. A facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associate utility infrastructure to support the operations.” Data services, office are also a newly defined term in the Chesterfield ordinance and permitted in office, commercial and industrial categories. Permitted in the Planned Development-Office Park District, Loudoun defines a data center as “a facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operation. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations as a data center.” Also refers to “flex building as part of a Custom Campus”. Permitted in their four planned office districts, Prince William defines a data center as “a use involving a building/premise in which the majority of the use is occupied by computers and/or telecommunications and related equipment, including supporting equipment, where information is processed, transferred and stored.”
3. Henrico permitted uses which stand-alone – Employment service or agency; light industrial uses which are allowed in O/S

C. Commercial Districts

1. Use of antiquated terms or methods- Henrico allows any principal use permitted and regulated in the R-6 District, except for dwellings, in B-1, B-2, B-3 Districts





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2. Commonalities and Differences

- The requirement of the Henrico ordinance for all bakeries products produced on premise to be sold on premise in B-1 and B-3 Districts does not seem to be a requirement for Chesterfield, Loudoun or Prince William. Prince William classifies “bakery” as industrial use in M Districts.
- Tattoo parlors do not appear to be separately called out, except for in Prince William as related to dog identification.
- Dry cleaning pick up facilities are permitted in Chesterfield Commercial Districts, but the dry cleaning plant is only permitted in C-5 (commercial with motor vehicle oriented uses) and Industrial Districts. Loudoun includes retail dry cleaning establishments with other personal service establishments containing less than 3,000 gross square feet. Prince William includes three levels of dry cleaning service: serving general public with processing area less than 40% of total area; processing of at least 3,000 SF with not general public access; and a drop off/pick up establishment with no processing on site.
- In Chesterfield Ordinance, Carry-Out Restaurants are permitted in C-3 and C-4; Sit-down Restaurants are permitted in all Commercial Districts; Fast food or Drive Through is not permitted by right in any district. In Loudoun, carry-out restaurants are permitted in General Business. Outdoor dining standards seem to be mostly related to sidewalk widths. Prince William treats sit-down or carry out restaurants the same in B-1—B-3, with drive up a special use. Live entertainment as a secondary use has extensive provisions (32-499.15) for regulation
- Permitted in C-3---C-5, Chesterfield defines a “cocktail” lounge as and “establishment which serves alcoholic beverages, but has no more than one of the following components: live entertainment or dancing by the public.” Nightclubs are allowed as accessory to craft brewery and brewery manufacturing in industrial districts as per May 24, 2017 amendment to the Chesterfield zoning ordinance. Loudoun defines a restaurant as being “with or without dancing and entertainment facilities, which provide only seated table service.” Prince William offers specificity for dancing in conjunction with a live entertainment certificate of zoning approval. Hours of operation are handled as part of this permit. In Loudoun, hours of operation are specified by type of use, i.e. restaurant 6:00 am to midnight; but no hours of operation listed for health or fitness clubs. Loudoun permits 24-hr fitness in full service hotel.
- In Loudoun. Convenience Stores are allowed in Countryside Village Districts if they do not exceed 5,000 GSF; larger facilities require special exception.
- Chesterfield permits auto accessory stores and auto wash in C4 and C-5; auto rental, minor repair and sales permitted only in C-5; auto service stations of any kind are limited to I-2 and I-3 districts.
- In Chesterfield, Indoor Flea markets are permitted in C3-C-5 districts. Permitted in Countryside Village District by Loudoun, a farm market with off-site production may or may not be located on the site of ongoing





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agricultural, horticultural or aquaculture activity; development standards are specified for size, parking, sales area, etc. (See Appendix ___).

- Chesterfield permits vet clinics in C-2—C-5 Districts; vet hospitals are not permitted in C-2. Loudoun distinguishes between veterinary services which are permitted in General Business and Kennels which require a Special Exception.
 - Chesterfield appears to be the only jurisdiction which defines terms such as “fortune teller”, “clairvoyant”, “card reader”, or “Palmist”, and all such uses are regulated as conditional use in A, C-5, I-2 or I-3 Districts.
 - Prince William includes all training classes in their “business school” definition under B-1 and B-2 Districts; professional training referenced in Loudoun in General Business and CLI Districts.
3. Henrico permitted uses which stand-alone – Packaging and mailing service; exterminating establishment; landscape contracting and tree service; public dancehalls; shell houses or display houses; sign shop, including fabrication; outdoor advertising signs

D. Mixed Use District

1. Commonalities and Differences among mixed use ordinances, Henrico Urban Mixed Use (UMU)
 - Henrico requires 20 acres minimum, except for in the designated Innsbrook Redevelopment overlay district where a UMU must contain at least 4 acres. Loudoun and Prince William call for varying minimums in their planned development districts depending on the type, i.e. Town Center in Loudoun must have a minimum of 30 acres and a maximum of 60 acres.
 - Prince William specifies a 100-foot maximum height for non-residential and mixed residential commercial
 - Prince William integrates landscaping improvements in the form of design guidelines rather than specifying detail in the ordinance.
 - Loudoun and Prince William offer similar requirements as Henrico for outside storage and refuse containers
 - Requirements to reduce light pollution are similar in the three localities.
 - Loudoun also recognizes that on-street parking may be counted toward nonresidential off-street parking requirements.
 - All three ordinances require a comprehensive sign program in keeping with the scale of the development.

IV. **Barriers and Opportunities** to be considered in Comprehensive Zoning Revision Process Interviews with staff of the County’s Revitalization Department and the Economic Development Authority provide some insight as to needs to be addressed in the Henrico County comprehensive zoning ordinance review:

A. Henrico County Department of Community Revitalization

1. **Simplicity**-The section numbering of the Code needs to be completely revamped for ease of use and readership, some sections go on for pages.





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2. **Administrative** purview expansion

- Vacation of building lines on a subdivision plat should be governed by the set-back provisions provided in the ordinance and not have to go to the Board of Supervisors for approval. The process as it stands discourages porches or additions to houses that comply with setback requirements.
- Provisional Use Permits should be reviewed by the Board of Zoning Appeals rather than the Board of Supervisors
- Consider County sponsored rezoning for revitalization areas which are undergoing market changes

3. **Revisions**

- “Farming” should not be allowed as a principal use in the single-family districts (it should remain as a principal use in the Agricultural District only). Temporary roadside stands should not be a permitted accessory use in single-family districts, but considered as a Conditional Use. Gardening for personal use should be permitted as an accessory use in single-family districts.
- Strengthen landscaping ordinance within older areas through maintenance agreements within the existing rights-of-way
- Create parking overlays to allow for greater shared parking and provide credit for on-street parking in older revitalization areas
- In older shopping centers, provide opportunities for better, more visible dumpster locations so dumping activity can be monitored, do not limit location based on time of collection

4. **Greater flexibility**

- Provide more flexibility in applying setbacks in older neighborhoods to allow porches and decks; the sum of side yard setback standard is excessive, if the “least yard” setback is alright on one side, it should be the same on the other side.
- Encourage expansion of older existing business through a Conditional Use approval process to allow for modifications of setbacks and parking standards
- Zoning standards should vary by setting standards that are based on the year or period in which a building was constructed to avoid creating non-conforming uses in interpretation or application

5. **Definition of Terms**

- Define the length of stay in a hotel to motel as 30 days or less, and allow for specifically designed and built hotels that are extended stay to reduce the uncertainty of enforcement
- “Farm dwelling” is not defined causing confusion. Setbacks should be measured to the property line rather than buildings on adjacent properties that can change over time. Setbacks for farm dwellings should be lower in the Agricultural District as opposed to barns, stables and enclosures where animals are kept overnight rather than areas of horse grazing in the open.





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- Specify the setback for an accessory structure from an unimproved vs. improved alley removing the interpretation that the setback is 3-feet from unimproved alleys.
- Living quarters and guesthouses should be defined relative to occupancy and development standards based on the type of facilities allowed, cooking and sanitary along with those that allowed in accessory buildings.
- Automobile service stations should not necessarily have to include pumps and underground storage tanks

B. Henrico County Economic Development Authority

1. **Definition of Terms**-The EDA staff is frequently calling on Planning staff to make zoning interpretations, i.e. semi-conductors are not specified as use in the White Oak Park; seafood is permitted in M-2 whereas “raw meat” is limited to M-1; food byproducts such as shrimp have been interpreted to be pharmaceutical in nature; data centers are not a defined term; lab uses in Innsbrook are allowed as an M-1 use, but a design center for computer lab really is not a traditional laboratory in that sense.
2. **Time required for rezoning** probably turns prospects away, but the EDA staff often has no way of knowing since much of the advance work is done by site selectors on the web site; removal of any uncertainty in the zoning ordinance would go a long way toward providing clarity up-front.

V. Administrative Variances

Simplicity of application and time-saving measures that benefit both the County staff and the applicant can be incorporated into new provisions for the Planning Director’s action on variances and special exceptions rather than sending these decisions through the Board of Zoning Appeals or even in some cases, the Board of Supervisors.

Chesterfield County offers a specific process for allowing Administrative Variances in defined circumstances (See Appendix H).

VI. Form-Based Code Examples

A form-based zoning code is a “land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than a separation of uses) as the organizing principle for the code. A form-based code is a regulation, not simply a guideline that would be adopted by the jurisdiction.” According to the Form-Based Codes Institute, 29 localities in Virginia have adopted or used some type of “form-based” code as of February 2017. The Institute cites Henrico County’s application of the Urban Mixed Use zoning classification to





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be a type of form-based code, including Rockett’s Landing, Libbie Mill, West Broad Village and Wilton on the James.

Picking up on this opportunity to consider building on the UMU District regulations, this study looked at two different examples in different stages of formulation of form-based codes in Nashville, TN and Prince George’s County, MD both of which were originated from their Comprehensive Plan process. These are summarized to highlight considerations for Henrico County in the comprehensive zoning ordinance review and update:

A. Nashville, Tennessee-Nashville Next Comprehensive Plan

1. **Guiding Principles:**

- Placing an emphasis on walkable communities
- “Missing middle” housing—multi-family housing types to bridge the divide between detached single-family homes and mid-rise office/commercial buildings. Ex: Duplex, triplex/fourplex, courtyard apartment, bungalow court, townhouse, multiplex, live/work
- Created community plans to individualize character. This changes the emphasis from land use and density to form and character to preserve/create/enhance community character
- Community character policies for neighborhoods created to maintain or improve existing areas through sustainable development practices and support compatible infill. Also to create new areas of sustainable development in greenfield or redevelopment sites
- Introducing a form-based community-centric code prompted changes to the conventional code: reduce required parking and establish parking locations, place buildings contextually
- “Build-to Zone”; a modified setback requirement. Specifies different regulations for storefront, stoop, and porch sizes/heights

2. **Development goals:**

- If a distinct character was existing in certain districts, it was mandatory to preserve it
- Optional Suburban Redevelopment: enhances street connectivity, encourages mixed-use buildings close to street, encourages public open space as a gathering space/focal point, creates pedestrian-friendly streetscapes
- Redeveloping a suburban corridor (mandatory part of plan): transform into a mixed-use, transit-friendly corridor
- Intensifying the town center; making it mixed-use and transit-supportive
- Creating a suburban development alternative: mixed-use, mixed-housing, walkable, higher intensity
- Create an entirely new greenfield development model: mixed-use, mixed-housing, environmental focus





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- Downtown: complete rewrite of zoning code for downtown. Form-based & mandatory.

Focusing on existing areas for infill: conserves environmental resources like water & energy, promotes preservation of regional qualities that enhance the long-term prosperity of the region

“Alternative Futures” were developed for the comprehensive plan that showed different ways Nashville could grow in the future by looking at how and where new homes and jobs could be accommodated, as well as the infrastructure and transportation system needed to support that growth.

- Business as Usual
- Centers with Adjacent Infill
- Downtown & Pikes

Public participants rated the “Centers with Infill” scenario the highest (3.85/5), “Downtown” 2nd (3.82/5), and “BAU” last (1.98/5).

Nashville used urban to rural transect categories to recognize that the character of the county varies from the most natural and rural to downtown. By acknowledging the different character areas, they can create land use policies, zoning, subdivisions, and other development tools to preserve the diverse character of the county.

Infill development preserves more of Nashville’s natural features, which contribute to the county’s uniqueness and beauty. Green spaces also keep citizens healthy by cleaning the air and water; preserving these areas can have a positive effect when rivers flood and slopes erode.

One main goal of Nashville’s Land Use/Transportation plan is to use housing infill along mobility corridors to provide more housing choices that support walking and transit use and to transition gracefully between residential neighborhoods and more intense mixed use and commercial centers and corridors.

3. Form-based Zoning & Overlay Districts

The zoning code for Downtown Nashville was rewritten to form-based standards in 2010. The Downtown Code (DTC) applies form-based principles to shape growth and development in the city center. Each subdistrict regulates the shape, scale, and placement of the buildings, and allows a variety of uses.

Use-oriented code required rezoning or variances for nearly every downtown project, so the city wanted to lessen that effect. Now developers apply the DTC’s frontage, height, and green space standards, and a bonus height





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program which allows, in some cases, as much as 16 additional stories for buildings which meet specific bulk and sustainability criteria. Modification requests go to a Design Review Committee.

The DTC has a historic zoning overlay for one subdistrict to encourage the adaptive reuse of the historic structures. The subdistrict is eligible for transfer of development rights. In new Urban Design Overlay districts, property values rose by almost 75% from 2005-2009.

In the 28 months before the DTC was implemented, that area saw \$176 million in new private sector building permits. In the 28 months after it was implemented, it saw \$544 million in new private sector building permits, a 209% increase.

Form-based codes and overlays seem most successful in strategically selected areas where pressure for redevelopment is increasing.

<http://www.cvilletomorrow.org/news/article/25049-nashville-planner-on-form-based-zoning/>

B. Prince George's County, MD-Comprehensive Plan 2035 (adopted May 2014)

This review provides a quick look at Lessons Learned from a locality which has tried to provide flexibility and design guidance over time through a series of Zoning Overlays, and in the process of updating their comprehensive plan came to recognize that even these became cumbersome and need to be replaced by a form-based code approach to zoning.

1. Comprehensive Plan Guiding Principles:

A central principle of the comprehensive plan was to create three Downtown districts to promote regionally competitive, mixed-use development through targeted public investments and incentives. The goal was to reclassify the scale and type of development appropriate for existing centers based on their primary function in the county.

Prince George's County took the approach of proactively encouraging infill development to build on their existing infrastructure—transit, roads, trails, water and sewer system, and public facilities—rather than to build new infrastructure. This will help the county to use their tax dollars efficiently and protect their rural and agricultural communities and open spaces. Therefore, the county created a Growth Policy Map that visually communicates where and how they should grow as a county for the 20 years after the implementation of Plan 2035. This map classifies centers based on their function and desired density and intensity of development and identifies areas critical for preservation and long-term neighborhood stabilization and investment. The Growth Policy Map consists of six components:





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- **Regional Transit Districts** are high-density, vibrant, and transit-rich mixed-use areas envisioned to capture much of the future residential and employment growth and development in the county.
- **Employment Areas** are areas commanding the highest concentrations of economic activity in four targeted industry clusters—healthcare and life sciences; business services; information, communication, and electronics; and the federal government.
- **Local Centers** are focal points of concentrated residential development and limited commercial activity serving established communities.
- **Established Communities** make up the county’s heart—its established neighborhoods, municipalities, and unincorporated areas outside designated centers.
- **Future Water and Sewer Service Areas** are holding areas that are located inside the Growth Boundary, but have not been approved for a water and sewer category change.
- **Rural and Agricultural Areas** are areas with significant natural and agricultural resources that are best suited for low-density residential development on well and septic, agricultural activity, and forest preservation.

2. Comprehensive Plan Goals:

- Promoting regionally-competitive, mixed-use development in three Downtowns through targeted public investments and incentives.
- Reclassifying the scale and type of development appropriate for existing centers based on their primary function in the County.

3. Recommendations:

- **Limit the expansion of new commercial zoning** outside of the Regional Transit Districts and Local Centers to encourage reinvestment and growth in designated centers and in existing commercial areas. Develop a countywide strategic plan for future retail development and implement its recommendations through the Zoning Ordinance update & master plan process. Inventory older commercial areas & shopping centers to identify candidates for potential redevelopment and rezoning to accommodate residential infill.
- **Housing Development Future** encouraging an evolution in the mix of housing types, increasing the supply of workforce and higher-value units necessary to realize the development of vibrant, mixed-use, and mixed-income neighborhoods around existing transit hubs. The County’s aging population creates additional opportunities **for new compact communities and infill development** featuring smaller, accessible units where residents have the options to age in place.”





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- **Stabilize existing communities** and encourage revitalization and rehabilitation. Prepare revitalization plans for individual neighborhoods under the Transforming Neighborhoods Initiative using the Prince George's County Residential Market Value

4. **Zoning Revisions:**

Prince George's County recognized that their zoning ordinance had increasingly been an impediment to creating high-quality, walkable and compact places featuring a mix of uses. To compensate for the inadequate, and out-of-date regulations, many of the County's sector and master plans have relied on **Development (or Transit) District Overlay Zones (TDOZ/DDOZs)**. Sixteen master plans have either a DDOZ or a TDOZ in Prince George's County. Each overlay zone has its own unique design standards and guidelines and applicability and exemption clauses.

Each overlay zone has unique regulations that dictate permitted uses and key design elements, i.e. building heights, setbacks, and parking standards. This had become problematic because the overwhelming number and range of different standards and requirements created by the overlay zones making their development process unpredictable, difficult to navigate, and costly. As the County continues to streamline its development review and approval processes, they recognize the need to revise **the Zoning Ordinance to incorporate a comprehensive set of urban design standards** to take the place of individualized design-related overlay zones.

The Form-Based Code revisions to the Prince George's County Zoning Ordinance are indented to address the basic Urban Design & Community Character Principles developed through the Comprehensive Planning process, learning the lessons from their previous overlay approach to:

- include a set of modern, user-friendly urban design standards and guidelines that promote sustainability, allow for creativity and individuality, and respect context instead of creating unique development and transit district overlay zones through the master plan process; and
- include block size, building placement, and density requirements in the Zoning Ordinance that support walkable, mixed-use development in identified Regional Transit Districts and Local Centers.

Another example of a Form-Based Code in Virginia Henrico staff may want to reference due to the similar nature of the development pattern on major corridors such as Broad Street is the Arlington County Columbia Pike Code and Plan

<http://formbasedcodes.org/content/uploads/2014/02/columbia-pike-code-contents.pdf>





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VII. Spatial Analysis

The following maps are provided for reference in this review:

- Henrico County Existing Zoning Map
- Henrico County Existing Land Use Map
- Henrico County Future Land Use Map
- Henrico County Assessed Value per Acre
- Henrico County Assessed Value per Acre-Office, Commercial & Mixed Use
- Henrico County Assessed Value per Acre-Residential

VIII. Appendices

- A. Summary Tables-Existing Residential, Commercial, Office Uses by Zoning District
- B. Existing Minimum Areas and Setback Requirements
- C. Residential Density Comparisons
- D. Residential Zoning District comparisons
- E. Commercial Zoning District comparison
- F. Office Zoning District comparison
- G. Mixed Use Standards Comparison
- H. Example of Administrative Review from Chesterfield Zoning Ordinance
- I. Codes Study: SmartCodes and Other Form Based Codes

