

RZR – Memo to DRB -- 5.2.22

Greetings DRB –

The Planning Commission and the Town Planner are embarking on the long-needed modernization of the Richmond Zoning Regulations. We are wondering if one of your members would like to be involved in the nitty-gritty of this reorganization process, working with Ravi and myself on a weekly basis, or if you would rather just receive periodic reports of what we are doing and where we are in the process, with more in-depth discussion of possibly controversial issues. We estimate it will take most of the rest of this calendar year.

I am attaching a document I prepared for introducing the general plan to the PC. This document introduces our general concept for separating the development standards from the permitting processes as a way to provide clear guidance for both the ZA and the DRB. Much or most of the material will be coming from our current document, but arranged in a different order and updated. Other sources that will inform our choices include other towns' zoning documents, planning best practices and streamlined entries from the draft 2012 Richmond zoning that was not successfully adopted. The PC has approved the concept of this reorganization effort.

We are concurrently working on reviewing the individual zoning districts, but are considering this a separate effort that will be folded into the reorganized RZR in the "Base Zoning Districts and Overlay Districts" section of the new document.

Thanks for thinking about this. We feel that a more comprehensive revision will serve us better going forward than a few tweaks here and there to older formulations that have accreted over time and that resist updating.

Virginia Clarke  
Chair, Richmond Planning Commission