ORDINANCE — To Amend and Reordain Section 24-2314 Titled "Plan of Development," Section 24-3102 Titled "Districts Established," Section 24-3105 Titled "Superseding Dimensional Standards," Section 24-3302 Titled "Established Residential Districts," Section 24-4205 Titled "Principal Use Table," Section 24-4306 Titled "Residential Uses: Household Living," Section 24-4315 Titled "All Commercial Uses," Section 24-4402 Titled "Accessory Use and Structure Table," Section 24-4423 Titled "Accessory Outdoor Seating and Food Preparation (as accessory to an Eating Establishments use)," Section 24-4502 Titled "Temporary Use and Structure Table," Section 24-5103 Titled "Access and Circulation System," Section 24-5105 Titled "Off-Street Parking Surfacing and Marking," Section 24-5308 Titled "Minimum Tree Cover," Section 24-5310 Titled "Transitional Buffers," Section 24-5503 Titled "General Standards," Section 24-5707 Titled "Signs Requiring Permits," and Section 24-8501 Titled "Accessory Uses, Temporary Uses, and Other Terms," To Add a New Section 24-3314 Titled "R-5B General Residence District," and To Renumber Existing Section 24-3314 Titled "R-5 General Residence District," Existing Section 24-3315 Titled "R-6 General Residence District," and Existing Section 24-3316 Titled "RTH Residential Townhouse District" of the Code of the County of Henrico To Create a New Zoning District to Be Known as the R-5B General Residence District and Establish Standards for Such District.

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF HENRICO COUNTY, VIRGINIA:

1. That Section 24-2314 of the Code of the County of Henrico be amended and reordained as follows:

# Sec. 24-2314. Plan of Development

## ....

# **B. Applicability**

- 1. The following development requires approval of a plan of development in accordance with the procedure and standards in this section prior to the issuance of a building permit or an occupancy certificate:
  - (a) Residential development in the R-5A, **<u>R-5B</u>**, R-5, R-6, RTH, Mixed Use, and Planned Development districts consisting of 50 or more dwelling units;

....

2. That Section 24-3102 of the Code of the County of Henrico be amended and reordained as follows:

# Sec. 24-3102. Districts Established

....

## Table 3102: Establishment of Zoning Districts

Base Districts
Residential Districts
R-5A General Residence District (Sec. 24-3313)
R-5B General Residence District (Sec. 24-3314)
R-5 General Residence District (Sec. 24-33143315)
R-6 General Residence District (Sec. 24-331533316)
RTH Residential Townhouse District (Sec. 24-33163317)

3. That Section 24-3105 of the Code of the County of Henrico be amended and reordained as follows:

# Sec. 24-3105. Superseding Dimensional Standards

....

# D. Additional Minimum Yard Requirements Adjacent to Major Thoroughfares

Table 3105: 4	Additional Setback Requi Roadways in Major Tho		
Zoning District			
A-1 R-0			••••
R-0A			
R-1			
R-1A			
R-2			
R-2A			
R-3	••••		
R-3A			
R-4			
R-4A			
R-5A			
<u>R-5B</u>			
••••		••••	••••

....

# E. Dimensional Standards for Lots Created Prior to January 1, 1960, and Nonconforming Single-Family Residential Lots

The following standards apply to any single-family residential lot in an Agricultural or Residential zoning district created prior to January 1, 1960, and to other nonconforming single-family residential lots, including lots in R-5, R-6, or RTH districts created between

1960 and 1992 and lots created through the controlled density development process between 1969 and 2000. Where the setbacks required by Sec. 24-3204 through Sec. <del>24-3314</del> **24-3315** are greater than the setbacks of this subsection, the setbacks will be reduced (but not increased) as follows. (See also Sec. 24-6402, Development of Nonconforming Lots, for lot area and width regulations for nonconforming lots.)

4. That Section 24-3302 of the Code of the County of Henrico be amended and reordained as follows:

# Sec. 24-3302. Established Residential Districts

The Residential base zoning districts established by this Ordinance are identified in Table 3302: Established Residential Base Zoning Districts.

Table 3302: Established Residential Base Zoning Districts
R-5A General Residence District (24-3313)
R-5B General Residence District (24-3314)
R-5 General Residence District (24- <del>3314<b>3315</b>)</del>
R-6 General Residence District (24- <del>3315<b>3316</b>)</del>
RTH Residential Townhouse District (24-33163317)

5. That Section 24-3314 of the Code of the County of Henrico be renumbered and reordained as follows:

## Sec. 24-33143315. R-5 General Residence District

....

6. That a new Section 24-3314 of the Code of the County of Henrico be added as follows:

## Sec. 24-3314. R-5B General Residence District

## A. <u>Purpose</u>

The purpose of the R-5B General Residence District is to provide lands to accommodate development of single-family detached dwellings at higher densities than are allowed in the R-5A District, either on infill lots or as residential subdivisions on previously undeveloped lands. Development in the R-5B District should provide appropriate vehicular access to residential lots and a walkable environment, consistent with the County's guidelines for small-lot single family residential developments. Allowed uses include:

Single-family detached dwellings on lots of 3,000 sq. ft.; and

## Supporting institutional, recreational, and public facilities and uses.

# B. Concept

٠



# C. Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4. Use Regulations.

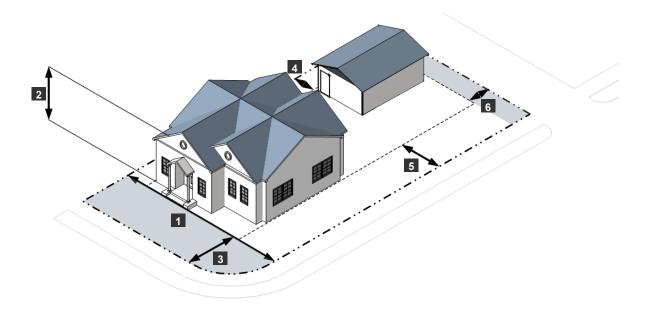
# D. <u>R-5B District Dimensional Standards</u>

Standard	Dwellings	All other uses
<u>Density, maximum (du/ac)</u>	<u>10</u>	<u>N/A</u>
<u>Lot area, minimum</u>	<u>3,000 sf</u>	<u>1 ac</u>
<u>1</u> Lot width, minimum (feet)	<u>30</u>	<u>100</u>
2 Structure height, maximum (feet)	<u>40</u>	<u>40</u>
<u>3</u> Front yard, minimum (feet)	<u>12<sup>[1]</sup></u>	<u>20</u>
<u>4</u> Interior side yard, minimum (feet)	<u>5</u>	<u>10</u>
5 Street side yard, minimum (feet)	<u>12<sup>[1]</sup></u>	<u>15</u>
6 Rear yard, minimum (feet)	<u>5   15<sup>[1][2]</sup></u>	<u>15</u>
Maximum block length	<u>600 feet</u>	<u>600 feet</u>
Percentage of lot area covered by buildings, maximum	<u>60</u>	<u>No maximum</u>
Project area, maximum (acres)	<u>10</u>	<u>N/A</u>

#### Notes:

[1] Additional minimum vard requirements apply if a vard is adjacent to a road identified on the major thoroughfare plan. See Sec. 24-3105.D, Additional Minimum Yard Requirements Adjacent to Identified Roadways.

[2] The minimum rear yard along an alley is five feet. In all other cases, the minimum rear setback is 15 feet.



# E. Other District Standards

- 1. Sidewalks, Streets Trees, Curb and Gutter
  - (a) <u>All new development in the R-5B District must include sidewalks</u> <u>along all street frontages. Sidewalks must be at least five feet in</u> <u>width and must be separated from the street by a planting strip at</u> <u>least four feet in width.</u>

- (b) <u>The four-foot-wide planting strip must include street trees having</u> <u>an average spacing of 35 feet or less on center.</u>
- (c) <u>Curb and gutter meeting Henrico County standards must be</u> provided along all street frontages.



Figure 3314E1 illustrating sidewalk, street trees, and curb and gutter

- 2. Vehicular Access and Garage Location
  - (a) Except as provided in paragraph (b) of this subsection, for any lot less than 50 feet in width, driveways, garages, and off-street parking are prohibited in front and street side yards. Vehicular access to the lot must be provided from an alley along the rear lot line. If the lot abuts an alley that is shown on a recorded plat but is unimproved, the alley must be improved to County standards before a certificate of occupancy will be approved.
  - (b) If the Planning Director and County Engineer determine that dedication or improvement of an alley is impractical due to the size, shape, topography, or other characteristics of the lot, vehicular access to the front or street side may be allowed, including a driveway or other off-street parking. Any detached garage must be located in the rear yard. Any attached garage must be flush with or recessed behind the main façade of the dwelling.
- 3. Exterior Lighting

<u>Streetlights must not exceed 15 feet in height, and all other exterior light</u> <u>fixtures must not exceed 12 feet in height.</u>

4. Modification

Upon finding any provision of the R-5B District standards contained herein to be impractical based upon site specific characteristics, the Planning Director may review an administrative modification request under the standards of Section 24-2319.D.

F. <u>Refere</u> r	nce to Other Standards		
Article 4	Use Regulations	Article 5, Division 6	Neighborhood Compatibility
Article 5, Division 1	<u>Access, Circulation, Off-</u> <u>Street Parking, and Loading</u>	Article 5, Division 7	<u>Signs</u>
Article 5, Division 2	<b>Required Open Space</b>	Article 5, Division 8	<b>Chesapeake Bay Preservation</b>
Article 5, Division 3	<u>Landscaping and Tree</u> <u>Protection</u>	Article 5, Division 9	Environmentally Friendly Design Incentives
Article 5, Division 4	Fences and Walls	Article 6	<b>Nonconformities</b>
Article 5, Division 5	Exterior Lighting and Crime Prevention	Article 8	<u>Definitions</u>

7. That Section 24-3315 of the Code of the County of Henrico be renumbered and reordained as follows:

# Sec. 24-33153316. R-6 General Residence District

#### ....

8. That Section 24-3316 of the Code of the County of Henrico be renumbered and reordained as follows:

# Sec. 24-33163317. RTH Residential Townhouse District

#### ....

9. That Section 24-4205 of the Code of the County of Henrico be amended and reordained as follows:

## Sec. 24-4205. Principal Use Table

Principal uses are allowed in each of the zoning districts in accordance with 4205: Principal Use Table. The cross-references in the "Use Specific Standards" column are provided for ease of reference and are not exhaustive.

		Table 42	205	:	Principal Use Table
	R=Pern				onal use permit   <b>P</b> =Allowed subject to provisional use permit
	- =P	Prohibited   <b>A</b> =Allowed subject to an	appro	ove	d PD Master Plan and PD Terms and Conditions Document
		C&A Resident	ial		Nonresidential & Mixed-Use PD FBA-O Dev. Area
Use Category Click on category to jump to definitions	Use Type	C-1 A-1 R-0 R-0A R-0A R-1 R-1A R-1A R-1A R-2A R-2A R-3A R-3A R-4	R-4A R-5A	R-5B	R-5 R-6 RTH CMU 0-1 0-1 0-2 0-3 0-5 0-3 0-5 0-3 0-5 B-1 B-1 B-1 B-2 B-2 B-3 B-2 B-3 B-3 M-1 M-2 M-1 M-2 M-1 M-2 M-1 M-2 M-1 M-2 M-1 M-2 M-1 M-1 M-2 M-1 M-1 M-2 M-1 M-1 M-2 M-1 M-1 M-2 M-1 M-1 M-1 M-1 M-1 M-2 M-1 M-1 M-2 M-1 M-1 M-1 M-2 M-1 M-1 M-1 M-1 M-1 M-1 M-1 M-1 M-1 M-1
	1	Agri	cult	ıra	I Use Classification
Horticulture	All Horticulture uses		-	=	
Animal Husbandry	All Animal Husbandry uses		-	=	
Agricultural	Agri-education		-	=	
Support and Services	Agricultural processing		-	=	
(Directly	Equestrian facility		-	=	
Related)	Farm or limited production of food and beverages		-	=	
	Nursery, production		-	=	
	Produce market, year-round		-	=	
Agricultural Support and	Agricultural research facility		-	=	
Services (No Directly Related)	Distribution hub for agricultural products		-	=	
	Farm machinery sales, rental, and service		-	=	
	Stockyard or Slaughterhouse		-	=	
Silviculture	All Silviculture uses		-	-	
		Res			I Use Classification
Household Living	Dwelling, duplex		R	-	
	Dwelling, live/work		-	=	

R=Permitted by right | C=Allowed subject to conditional use permit | P=Allowed subject to provisional use permit

		C&A				F	Resi	den	tial					Ν	oni	res	ide	ent	ial	&	Mix	ed	-Use	e	P	D		FE	BA-	0 0	)ev	. A	rea		
Use Category Click on category to jump to definitions	Use Type	C-1 A-1	R-0 R-0A	R-1	R-1A R-2	R-2A	R-3 P 2 A	R-3A R-4	R-4A	K-JA		R-5 D_6	RTH	CMU	0-1	0-2	0-3	0/S	B-1	B-2	B-3	M-1	M-2 M-2	Ud-XWS	TND-PD	UMU-PD	LI-PD	<b>Mixed-use Corridor</b>	Mixed-use Core	Walkable Corridor	Walkable Center	Neighborhood Gen.	Connected Edge	e- ecif and	ic ards
	Dwelling, manufactured home									- :	=																								
	Dwelling, multifamily									-	=														••										
	Dwelling, single- family attached								R	=															••										
	Dwelling, single- family detached								R	R	2														••										
	Dwelling, townhouse								-	=															••										
	Dwelling, upper story								-	=															••										
	Group home								R	R	2																								
Group Living	Boardinghouse								-	=														-											
	Children's residential facility								С	C	2														••										
	Dormitory				•••				-	=														-	••										
					P	ubli	c, C	ivic,	and	Ir	nst	itu	tior	nal	Us	e C	la	ssif	ica	tio	n														
Community Services	Auditorium, conference, and convention center								_	=														•											
	Club or lodge								-	=																									
	Community center								R																										
	Cultural facility								P	P	2														••										
	Donation center									_																									
	Public recreation facility								R	R	2														••										
	Radio or television station								-	=															••										
	Religious institution								R	R	2														••										

R=Permitted by right | C=Allowed subject to conditional use permit | P=Allowed subject to provisional use permit

		C&A				R	esid	enti	al				r	Nor	res	side	enti	al	& M	ixe	ed-U	lse		Р	D		FB	A-0	) D	ev.	Are	а		
Use Category Click on category to jump to definitions	Use Type	C-1 A-1 B-0	R-0A	R-1	R-2	R-2A	к-3 R-3A	R-4	R-5A	R-5B	R-5	R-6	RTH	CMU	1-0	0-3	0/S	B-1	B-2	B-3	M-1 M-2	M-3	SMX-PD	TND-PD	UMU-PD	LI-PD	<b>Mixed-use Corridor</b>	Mixed-use Core	Walkable Corrigor		Connected Edge	Highway Edge	lse- peci tand	fic  ards
Day Care	Adult day care center								-	=																								
	Childcare center								-	=														•										
Educational Facilities	College or university								-	=														•										
	School, elementary or secondary								R	<u>R</u>													••	•										
	Vocational or trade school								-	=														•										
Funeral and	Crematory								-	-																								
Mortuary Services	Funeral home								-	=														•										
Government	Correctional facility								-	-														•										
Facilities	Government maintenance, storage, or distribution facility								-	-														•										
	Government office								R	R																								
	Police, fire, or EMS facility								R	<u>R</u>														•										
Health Care Facilities	Assisted living facility								-	=														•										
	Continuing care retirement community								-	-														•										
	Hospice facility								-	E																								
	Hospital								-	E																								
	Medical treatment facility								-	=													••	•										
	Nursing home								-	-														•										
Parks and Open	Cemetery								-	-														•										
Areas	Community garden									<u>R</u>																								
	Public park								R	R																								

R=Permitted by right | C=Allowed subject to conditional use permit | P=Allowed subject to provisional use permit

		C&A				Res	side	ntial					N	onr	res	ide	ntia	al 8	8. M	lixe	ed-	Use		Р	D		FB	A-C	D	ev.	Ar	ea			
Use Category Click on category to jump to definitions	Use Type	C-1 A-1 R-0	R-0A R-1	R-1A	R-2A R-2A	R-3	R-3A	R-4A	R-5A	<u>R-5B</u>	R-5	R-6 RTH	CMU	0-1	0-2	0-3	0/S	B-1	B-2	B-3	M-1	M-3	SMX-PD	TND-PD	UMU-PD	LI-PD	Mixed-use Corridor	Mixed-use Core	Walkable Colliuui Walkable Contar		Connected Edge	Highway Edge	Use Spe Star	- cific Idar	ds
	Parks and open areas not specified elsewhere								C .	<u>c</u>														•											
Transportation	Airport									_																									
	Helicopter landing facility								-	=																									
	Passenger terminal, surface transportation								-	-														I											
Utilities	Solar array								-	_																									
	Utility, major									<u>P</u>																									
	Utility, minor								R	<u>R</u>																									
	Wind energy facility, large								-	=																									
	Wireless communications short structure or co-location							I	R .	<u>R</u>																									
	Wireless communications tower, freestanding								R/ P	<u>R</u> ∠ ₽																									
							Со	mm	erc	ia	l Us	e Cl	lass	ific	cati	ion	I																		
Adult Uses	All Adult Uses								-	-																									
Animal Care	Animal grooming								-	-																									-
	Kennel or animal shelter								-	-																									
	Veterinary hospital or clinic								-	-																									
Eating	Microbrewery								-	-																									
Establishments	Restaurant other than drive-through								-	-											_	_													_

R=Permitted by right | C=Allowed subject to conditional use permit | P=Allowed subject to provisional use permit

		C&A			R	eside	ential				No	nre	side	entia	al &	Mi	xec	l-Use	e	Р	D	FB/	۹-0	De	v. A	rea	1	
<b>Use Category</b> Click on category to jump to definitions	Use Type	C-1 A-1 R-0	R-0A R-1	R-1A R-2	R-2A	к-з R-ЗА	R-4 R-4A	R-5A	<u>R-5B</u>	R-5 R-6 RTH	CMU	0-1	E-0	s/o	B-1	B-2 B-3	M-1	M-2 M-2	DA-XMS	TND-PD	DMU-PD	Mixed-use Corridor	Walkable Corridor	Walkable Center	Neighborhood Gen.	Connected Edge		- cific ndards
	Restaurant, drive- through							-	=											•								
	Specialty eating establishment							-	=											•								
Office	Business and sales							-	=											•								
	Business school							-	-											-								
	Business training and conference facility							-	=											•								
	Data center							-	=																			
	Professional services							-	=											•								
Parking,	Parking lot							-	=																			
Commercial	Parking structure							-	=											-								
Recreation and	Fitness center							-	=											-								
Entertainment, Indoor	Historical horse racing							-	=											•								
	Shooting range, indoor							-	=										••	•								
	Theater							-	=											•								
	Indoor Recreation and Entertainment not elsewhere listed							-	=											•								
Recreation and Entertainment, Outdoor	Amusement park, sports park, or waterpark							-	=										••	•								
	Arena, amphitheater, or stadium						-		-											•								
	Golf course						C	C (	С											•								
	Marina						-	-  -	-			_	_	_		_				-	_	 			_			
	Racetrack, outdoor						-		-																			

R=Permitted by right | C=Allowed subject to conditional use permit | P=Allowed subject to provisional use permit

		C&A			F	Resid	entia	al				N	onre	esid	len	tial	& N	٩ix	ed-	Use		Р	D	FB	A-C	D	ev.	Ar	ea			
Use Category Click on category to jump to definitions	Use Type	C-1 A-1 R-0	R-1 R-1	R-1A R-2	R-2A	R-3 R-3A	R-4 R-4A	R-5A	<u>R-5B</u>	R-5	R-6 BTH	CMU	0-1	0-2	0-3 0/S	0/3 B-1	B-2	B-3	M-1	M-2	SMX-PD	TND-PD	DMU-DM	Mixed-use Corridor	Mixed-use Core	Walkable Contuut	Neighborhood Gen.	Connected Edge	Highway Edge	Use Spec Star	cific idaro	ts
	Shooting range, outdoor							-	=																							
	Outdoor Recreation and Entertainment not elsewhere listed							-	=																							
Retail Sales and Services	Aircraft and aircraft parts sales							-	=																							
Scivices	Alternative lending institution							-	=																							
	Artist studio							-	=																							
	Auction house							-	- 1																							
	Automated teller machine (ATM)							-	=												••	•										
	Convenience store							-	- 1																							
	Drive-through ice machine							-	=												•••	•										
	Drug store or pharmacy							-	=												••	•										
	Farmers market							-	-																							
	Financial institution							-	=												••											
	Grocery store							-	-																							
	Laundromat							-	=																							
	Personal services establishment							-	=												••	•										
	Repair establishment							-	=												••			 								
	Retail sales establishment, not elsewhere listed							-	-												••											
	Sign printing and painting							-	-												••											

	R=Perm - =P	iitted b rohibit			=Allo	wed	sub	oject	to c	ond	litio	nal		bern	nit	<b>P</b> =/	Allov	wed	l sub									nit										
		C&A				F	Resi	ider	ntial	1				N	onr	esio	den	tia	1&	Mi	xec	i-U	se		Ρ	D		FE	3A	-0	De	ev. /	Are	а				
Use Category	Use Type																											Corridor	Core	orridor	Center	od Gen.	dge	ge Ge	Jse Spe	- cifi	с	
Click on category to jump to definitions	use rype	C-1 A-1	R-0 P-04	R-1	R-1A R-2	R-2A	R-3	R-3A R-4	R-4A	R-5A	<u>R-5B</u>	R-5	R-6 RTH	CMU	0-1	0-2	0-3	c/0	8-2	- - - -	M-1	M-2	M-3	SMX-PD	IND-PD	UMU-PD		Mixed-use C	Mixed-use C		Walkable Ce	Neighborhood Gen	<b>Connected Edge</b>	Highway Ed	Stai	nda	c rds	
	Vaping shops					_	- 15			-	-	_			•								_			-	-	-	_	-	-	-		_				٦
Vehicle Sales and Service		- <u>-</u>																												_								
Scivice	Automobile rentals	-     -																																				
	Automobile sales	-     -<																											_									
	Automotive painting and body shop									-	-														I													
	Automotive parts and installation and minor servicing									_	-																											
	Automotive repair									-	-																											
	Boat and marine rental, sales, and service									-	-														I													
	Car wash or auto detailing									-	-													•••														
	Commercial fuel depot									-	-														1													
	Commercial vehicle repair, maintenance									-	-																											
	Commercial vehicle sales, rentals, and storage									_	-														1													
	Fleet terminal									-	- 1																											
	Towing or wrecker service									-	-													•••	I													
Visitor Accommodations	Bed and breakfast inn									-	-																											
	Campground									-	-																											
	Hotel or Motel									- 1	-																											

	D-Dorn				Principal Use Table
					ed PD Master Plan and PD Terms and Conditions Document
Use Category Click on category to jump to definitions	Use Type	C&A C-1 A-1 R-04 R-04 R-13 R-13 R-13 R-13 R-13 R-14 R-14 R-14 R-14 R-14 R-14 R-14 R-14		<u>R-5B</u>	R-5       R-6       R-1         RTH       RTH       RTH       RTH         CMU       O-1       O-1       O-1         O-1       O-1       O-1       O-1         O-1       O-1       O-1       O-1         O-1       O-1       O-1       O-1         O-1       O-2       O-2       O-2         O-2       O-3       O-3       Image: Constraint of the second of the
		Indu	ıstri	al	I Use Classification
Extractive Industry	All Extractive Industry uses		-	-	
Industrial	Contractor services		-	-	
Services	Fuel oil or bottled gas distributor		-	-	
	General industrial service and repair		-	-	
	Heavy equipment sales, rental, and service		_	-	
	Industrial training facility		-	н	
	Laundry, dry cleaning, and carpet cleaning plants		-	I	
	Manufactured home and prefabricated building sales		-	Ц	
	Research and development facility		-	-	
Manufacturing and Production	Manufacturing, artisan		-	=	
	Manufacturing, heavy		-	-	
	Manufacturing, light		-	-	
	Cold storage plant		-	=	
	Mini-warehouse		-	=	

R=Permitted by right | C=Allowed subject to conditional use permit | P=Allowed subject to provisional use permit

		C&A		Resid	entia	I			Nor	nresi	dent	tial 8	& M	ixed	l-Us	е	Ы	2	FB	BA-C	D De	ev. A	Area	a		
<b>Use Category</b> Click on category to jump to definitions	Use Type	C-1 A-1 R-0	R-0A R-1 R-1A R-2	R-2A R-3 R-3A	R-4 R-4A	R-5A	<u>R-5B</u>	R-5 R-6 RTH	CMU 0.1	0-2	0-3 0/S	8-1	B-2	B-3 M-1	M-2 M 2	SMX-PD	TND-PD	UMU-PD	<b>Mixed-use Corridor</b>	Mixed-use Core	Walkable Corridor Walkable Center	Neighborhood Gen.		Uso Spo Sta	e- ecific Indar	ds
Warehouse and Freight	Outdoor storage (as a principal use)																•									
Movement	Self-service storage facility					╞╞	<u>.</u>										•									
	Truck or freight terminal					- =											•									
	Warehouse (distribution)					- =	<u>.</u>										•									
	Warehouse (storage)					- =	<u>.</u>										•									
Waste-Related Services	Landfill, construction and demolition debris						-										•									
	Landfill, sanitary																									
	Recycling collection center					- =											•									
	Recycling processing center					- =											•									
	Salvage and junkyard						<u>.</u>										•									
	Solid waste transfer station						<u>.</u>										•									
	Waste composting																									
Wholesale Sales	All wholesale sales						Τ																			

10. That Section 24-4306 of the Code of the County of Henrico be amended and reordained as follows:

## Sec. 24-4306. Residential Uses: Household Living

#### ....

## E. Dwelling, Single-Family Detached

- Except in the R-5A and R-5B, General Residence Districts, each lot to be used for a single-family detached dwelling must abut a public street for at least 20 feet in the case of an approved stem lot, 35 feet for an approved cul-de-sac lot, or 50 feet for any other lot. No lot or parcel of land abutting the terminus of a public street right-of-way will be deemed, by virtue of such abutment, to meet this requirement unless such lot fronts on an approved permanent cul-de-sac or turn-around. No lot or parcel of land abutting a controlled access road will be deemed, by virtue of such abutment, to meet this requirement. This requirement does not apply to any lot created by a family subdivision approved under Sec. 19-2304 of the County Code.
- In the R-5A and R-5B, General Residence Districts, single-family detached dwellings are only allowed within an approved subdivision which has been approved in accordance with Sec. 24-2314, Plan of Development or Sec. 24-2315, Site Plan. Each R-5A or R-5B lot to be used for a dwelling must abut for at least 25 feet on a public right-of-way or an access easement containing roadways, walkways, or both.

....

11. That Section 24-4315 of the Code of the County of Henrico be amended and reordained as follows:

## Sec. 24-4315. All Commercial Uses

#### ....

**C.** In the R-6 District, Commercial uses are allowed within a master planned community in accordance with the following requirements:

#### ....

2. A provisional use permit must be approved for the master planned community in accordance with Sec. 24-2306, Provisional Use Permit. The provisional use permit application must include a master plan showing the location and mix of proposed residential and commercial uses, the location and height of all existing and proposed structures, public and private streets, parking spaces, pedestrian circulation, open space, the developer's architectural design requirements, landscaping, buffers, and site lighting. The master plan may establish the maximum allowed multifamily residential density and minimum setback requirements that apply in the master planned community in accordance with Sec. 24-3315.D24-3316.D, R-6 District Dimensional Standards. Subsequent approval of a provisional use permit is not required for the establishment of uses identified on the master plan of the approved provisional use permit.

....

6 The master plan required by subsection 2 above may show setbacks that do not meet the minimum setback requirements of Sec. 24-3315.D24-3316.D, R-6 District Dimensional Standards. Reduced setbacks shown on the master plan will apply in lieu of the minimum setback requirements of this chapter if the provisional use permit is granted.

....

....

12. That Section 24-4402 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 24-4402. Accessory Use and Structure Table

....

# Table 4402: Accessory Use or Structure Table

R=Permitted by right | C=Allowed subject to conditional use permit | P=Allowed subject to provisional use permit

	C&A Residentia	1	Nonresidential & Mixed-Use	PD	FBA-O Dev. Area
Accessory Use or Structure	C-1 A-1 R-0 R-0A R-1A R-1A R-1A R-2A R-2A R-2A R-2A R-3 R-3A R-4A	R-5A <u>R-5B</u> R-5 R-6 RTH	CMU 0-1 0-2 0-2 0-3 0-5 8-1 8-2 8-3 8-3 M-1 M-2 M-3	SMX-PD TND-PD UMU-PD LI-PD	Mixed-use Corridor Mixed-use Core Walkable Corridor Walkable Corridor Walkable Corridor Neighborhood Gen. Connected Edge Highway Edge Highway Edge
Accessory dwelling unit		- =			
Agribusiness		- =			
Agritourism activity					
Antenna		R <u>R</u>			
Automated teller machine (ATM) (as an accessory use)		r <u>r</u>			
Automatic car wash					
Bicycle parking rack		r <u>r</u>			
Bike share station		r <u>r</u>			
Caretaker dwelling unit					
Child care center (as an accessory use)		r <u>r</u>			
Community garden (as an accessory use)		r <u>r</u>			
Composting, small scale		r <u>r</u>			
Cremation chamber (as accessory to a funeral home or a veterinary hospital or clinic)					
Donation box		r <u>r</u>			
Drive-through facility (other than a drive- through restaurant)					
Electric vehicle (EV) level 1, 2, or 3 charging station		r <u>r</u>			
Family day home, large (accessory to a dwelling)		с <u>с</u>			
Family day home, small (accessory to a dwelling)		r <u>r</u>			
Greenhouse		r <u>r</u>			
Green roof		r <u>r</u>			
Guesthouse (accessory to a single-family dwelling)		r <u>r</u>			

## Table 4402: Accessory Use or Structure Table

R=Permitted by right | C=Allowed subject to conditional use permit | P=Allowed subject to provisional use permit

	C&A	Residential			Nonresidential & Mixed-Use PD FBA-O Dev. Area	
Accessory Use or Structure	C-1 A-1 R-0	R-0A R-1 R-1A R-2 R-2A R-3A R-3A R-4 R-4	R-5A	<u>R-5B</u> R-5	e Corri Corri Corri Corri Edge	Specific Standards for Use or Structure
Helicopter landing facility (as an accessory use)			-			
Home garden (as accessory to a dwelling)			R	R		
Home occupation			R	R		
Keeping of animals outside a dwelling (as accessory to a dwelling)			R/ C			
Limited fuel oil or bottled gas distribution			-	:		
Outdoor display of merchandise (as accessory to a Retail Sales and Services use)				-		
Outdoor seating and food preparation (as accessory to an Eating Establishments use)			-			
Outdoor storage			R	<u>R</u>		
Parking of trucks and commercial vehicles (accessory to a dwelling)			R	R		
Parking facility (as accessory use)			R	R		
Produce stand (accessory to horticulture or a community garden)				R		
Rainwater cistern or barrel			R	<u>R</u>		
Recycling and refuse collection area, outdoor			R	<u>R</u>		
Retail sales (accessory to an Industrial use)		···	-	:		

## Table 4402: Accessory Use or Structure Table

R=Permitted by right | C=Allowed subject to conditional use permit | P=Allowed subject to provisional use permit

	C&A	Residential				Nonresidential & Mixed-Use PD FBA-O Dev. Area	
Accessory Use or Structure	C-1 A-1	к-0 R-0A R-1 R-1A R-2 R-2A R-2A R-2A R-3A R-3A R-4A	R-5A	<u>R-5B</u>	R-5 R-6 RTH		cific Idards Jse or cture
Sand and gravel washing and grading plant (accessory to an Extractive Industry use)				-			
Short-term rental of a dwelling			-	=			
Solar energy equipment			R	R			
Tasting and retail sales (accessory to winery, brewery, or distillery)			-	=			
Truck rental (as accessory to retail sales, mini- warehouse, or self-service storage)			-	=			
Bulk storage of flammable liquids			-	=			
Vending machine			R	<u>R</u>			
Wind energy system (small)			R	<u>R</u>			

13. That Section 24-4423 of the Code of the County of Henrico be amended and reordained as follows:

# Sec. 24-4423. Accessory Outdoor Seating and Food Preparation (as accessory to an Eating Establishments use)

Outdoor seating is allowed as an accessory use to any Eating Establishments use, subject to the following standards:

**A.** Outdoor seating areas must not be located within 100 feet of any R-0, R-0A, R-1, R-1A, R-2, R-2A, R-3, R-3A, R-4, R-4A, or R-5A, or R-5B districts.

....

14. That Section 24-4502 of the Code of the County of Henrico be amended and reordained as follows:

Sec. 24-4502. Temporary Use and Structure Table

....

	Table 4502:	Tempora	ry Use and Structure Ta	able	
R=Pe	ermitted, no temporary use	permit requ	ired   T=Allowed subject to	tempora	ry use permit
- =Prohibite	ed   A=Allowed subject to a	n approved	PD Master Plan and PD Terr	ns and Co	onditions Document
	C&A Residential		Nonresidential & Mixed-Use	PD	FBA-O Dev. Area
Temporary Use or Structure	C-1 A-1 R-0 R-0A R-1 R-1A R-1A R-2A R-2A R-2A R-3 R-3 R-4A	R-5A R-5B R-5 R-6 RTH	CMU 0-1 0-2 0-2 0-3 0-5 8-1 8-1 8-2 8-3 M-1 M-2 M-3	SMX-PD TND-PD UMU-PD LI-PD	Mixed-use Corridor Malkable Corridor Walkable Corridor Walkable Corridor Walkable Corridor Walkable Corridor Naighborhood Gen. Connected Edge Highway Edge Highway Edge Mighway Edge All Structure
Construction-related building, structure, or use		т <b>т</b>			
Family healthcare home, temporary		т д			
Farmers' market, temporary		T <b>T</b>			
Flea market, temporary		-   <u>-</u>			
Mobile food unit		-   _			
Garage or yard sale		R <u><b>R</b></u>			
Model sales home or unit		⊤ <b>I</b>			
Portable storage		R <u><b>R</b></u>			
Recyclables collection point, temporary		T <b>I</b>			
Sawmill, temporary					
Seasonal or temporary sales and commercial display		- =			
Special event		- =			
Temporary produce stand		-   -			
Temporary use of an accessory structure as a principal dwelling after a catastrophe		TI			
Temporary use of a factory- fabricated transportable building		т <b>т</b>			

15. That Section 24-5103 of the Code of the County of Henrico be amended and reordained as follows:

## Sec. 24-5103. Access and Circulation System

....

## E. Access to Private Cemetery or Graveyard

When development is proposed adjacent to or encompassing a private cemetery or graveyard, access must be provided by either a public right-of-way or a private accessway at least 20 feet in width extending from the cemetery or graveyard to a public street. The access must be improved with an all-weather surface at least 5 feet in width and compatible with the proposed development. The proposed development must be separated from the cemetery or graveyard by a fence between 36 and 42 inches in height meeting the requirements of Article 5, Division 4, Fences and Walls. In the R-5A **and R-5B** District**s**, the nearest residential lot must be at least 20 feet from the cemetery or graveyard.

....

16. That Section 24-5105 of the Code of the County of Henrico be amended and reordained as follows:

# Sec. 24-5105. Off-Street Parking Surfacing and Marking

- ....
- D. Dwellings on Private Roads in R-5A, <u>R-5B</u>, R-5, R-6, and RTH Districts
  - Private roads, drives, and parking areas for multifamily, townhouse, and R-5A<u>and</u> <u>R-5B</u> developments must be designed and constructed in accordance with the pavement design standards and specifications of the department of public works.

....

17. That Section 24-5308 of the Code of the County of Henrico be amended and reordained as follows:

## Sec. 24-5308. Minimum Tree Cover

## A. Minimum Tree Cover Required

....

1. The following are exempt from the requirements in this section:

	<ul> <li>(a) Single-family detached dwellings other than developments in the R-5A and <u>R-5B</u> Districts requiring a plan of development or site plan; and</li> </ul>
	••••
••••	

18. That Section 24-5310 of the Code of the County of Henrico be amended and reordained as follows:

# Sec. 24-5310. Transitional Buffers

	Table 53	10A: Buffer	Type Assign	nment		
	A	djacent Contro	lled Access Ro	oad or Zoning	District [3]	
Proposed Use [1, 2]	Controlled- Access Road	A-1, R-0, R- 0A, R-1, R- 1A, R-2, R- 2A, R-3, R- 3A, R-4, R-4A	R-5A <u>, R-5B,</u> R-5, R-6, RTH	CMU, 0-1, 0-2, 0-3, 0/S	B-1, B-2, B-3	M-1, M-2, M-3

#### ....

#### ....

19. That Section 24-5503 of the Code of the County of Henrico be amended and reordained as follows:

## Sec. 24-5503. General Standards

#### ....

Site Feature	Minimum	Maximum
	(foot candles)	(foot candle
Pedestrian pathway for R-5A, <b><u>R-5B</u></b> , townhouse, and detached condominium projects <sup>[1]</sup>	0.5	2

#### ....

20. That Section 24-5707 of the Code of the County of Henrico be amended and reordained as follows:

# Sec. 24-5707. Signs Requiring Permits

# A. Agricultural and Conservation Districts, and Single-Family Residential Districts

A sign permit may be issued for the following signs in the R-0, R-0A, R-1, R-1A, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-5A, **R-5B**, A-1, and C-1 districts:

....

21. That Section 24-8501 of the Code of the County of Henrico be amended and reordained as follows:

## Sec. 24-8501. Accessory Uses, Temporary Uses, and Other Terms

## ....

#### **Residential districts**

The R-0, R-0A, R-1, R-1A, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-5, R-5A, **R-5B**, R-6, and RTH districts.

....

22. That this ordinance will be in full force and effect on and after its passage as provided by law.