



Department of Neighborhood Development Services

City Council Presentation Development Code Clean-Up Cycle 2

November 2, 2026

Development Code Amendments: Background

- **Development Code Adoption**
 - Adopted December 18, 2023
 - Implemented a more form-based zoning framework and increased development capacity consistent with the 2021 Comprehensive Plan.
- **Why Amend the Code?**
 - Staff has identified technical corrections, clarifications, and process improvements that warrant updates to the Development Code.
- **Ongoing Annual Review**
 - Development Code amendments are intended to be an annual maintenance process to ensure the ordinance remains effective and current.
 - 2026 represents the second year of this review cycle.
- **Next Steps:**
 - **Tonight:** Presentation to City Council on this year's amendment.
 - **December 8, 2026:** Joint Public Hearing on selected amendments.
 - **Early 2027:** City Council adoption consideration.
 - **March 2027:** Target effective date for adopted amendments.

Select Examples of Technical Improvements

Page	Section	Existing Language or Issue	Proposed Language
6-8	34-6.2.2	Platted easements and deeded easements must be provided in locations and dimensions required by the City in order to:	Platted easements and deeded easements must clearly identify easement type and ownership and be provided in locations and dimensions required by the City in order to:
Throughout the Code	Multiple	Standards and Design Manual	Standards and Design Manual and Appendices
4-21	34-4.4.5.D.9.c	In Residential (R-) zoning districts, when the project fronts on an existing street and...	In Residential (R-) and Residential Core Neighborhood (RN-) zoning districts , when the project fronts on an existing street and...
5-54	34-5.2.15.A	1. The City Council may grant a modification of any physical dimensional standard... 2. A Special Exception Permits may be granted for physical dimensional standards...	1.The City Council may grant a modification of any physical dimensional or numerical standard... 2. A Special Exception Permits may be granted for physical dimensional or numerical standards...

State Regulation Amendment



Bill	General Changes that need to be made
SB 531	Virginia Code § 15.2-2292.3 will require localities to allow an accessory dwelling unit by-right on lots with a single-family dwelling. Because RN-A currently permits only one dwelling unit by-right, this amendment increases the base density from one to two units and adjusts the Existing Structure Preservation bonus from two to three units. These changes ensure compliance with state law while maintaining the existing affordability incentive structure and avoiding conflicts with the Development Code's current use of the term "ADU" for Affordable Dwelling Unit. See Amendment A.8 for more detail.

Select Examples of Refinements

Tree Removal Permit Clarification

Proposed Changes

- Replaces "properties" with "lots and parcels".
- Clarifies that tree removal associated with Development Review is reviewed through that process.
- Eliminates the need for a separate Tree Removal Permit when tree removal is already being reviewed as part of a Development Plan or Final Site Plan.

Overview

This amendment is primarily a housekeeping and process-streamlining change. It updates terminology for consistency with the Development Code and removes a redundant permit requirement when tree removal is already reviewed through an existing development approval process.

Select Examples of Refinements

Private Streets

Proposed Changes

- Establish separate definitions for Public Streets and Private Streets.
- Require private streets to be located on a separate recorded lot or tract rather than being created solely through an easement.
- Clarify that private streets must meet the same City design and bonding standards as public streets.

Overview

This amendment clarifies how streets are defined and established within the Development Code. It ensures that private streets are created and maintained using standards similar to public streets, providing greater consistency in how development relates to street frontages throughout the city.

Select Examples of Refinements

Bicycle Parking Requirements for Lodging

Proposed Changes

- Create a separate bicycle parking standard for Lodging uses.
- Base short-term bicycle parking on non-lodging floor area rather than total building size.
- Base long-term bicycle parking on the number of guest rooms.

Overview

This amendment updates bicycle parking requirements for hotels and other lodging uses to better align parking requirements with actual demand. The revised standards are tailored to lodging uses rather than applying the general commercial square-footage formula.

Select Examples of Refinements

Active Depth and Active Space

Proposed Changes

- Limit active depth requirements on primary streets to the first two stories.
- Update the definition of active space to clearly include residential living areas.
- Remove a redundant exemption related to single-unit buildings.

Overview

This amendment refines the active depth standards based on implementation experience and Planning Commission feedback. The changes focus activation requirements where they have the greatest streetscape impact while providing clearer guidance on what qualifies as active space.

Select Examples of Refinements

Nonconforming Buildings and Build-to Requirements

Proposed Changes

- Allow new buildings and structures in the side and rear yards of lots containing nonconforming buildings.
- Remove size limitations on certain side and rear additions.
- Clarify how build-to width requirements apply before new front and side-street yard conditions are established.

Overview

This amendment provides greater flexibility for infill development on lots with existing nonconforming buildings. The changes simplify build-to regulations, remove unnecessary constraints on additions, and make it easier to add buildings and dwelling units while maintaining the intent of the City's frontage and urban design standards.

Select Examples of Refinements

Food Trucks (Mobile Food Units)

Proposed Changes

- Remove the limitation that only one temporary use permit may be active on a property at a time to allow multiple food truck to operate on the same property.
- Remove the allowance for a covered 10' x 10' condiment table
- Require applicants to identify where a mobile food unit will be located when not in operation.

Overview

This amendment is intended to address operational issues that have emerged since adoption of the Development Code's temporary use regulations. Current provisions allow multiple food truck permits to be issued for a property while simultaneously limiting a site to one active temporary use permit at a time, creating confusion for operators, property owners, and staff. The proposed changes remove that conflict and provide greater flexibility for commercial properties that may wish to host multiple mobile food vendors.

Thank You

