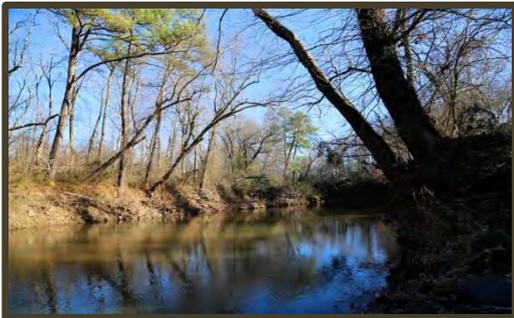




Hanover County Board of Supervisors

September 9, 2015

Hanover: People, Tradition & Spirit



Request for Authorization to Advertise Ordinance Amendment 15-12

- Staff was tasked with evaluation existing definitions for side yards and side yard setbacks in residential zoning districts
 - The existing zoning definitions lack clarity and clear methodology
 - Districts included are: A-1, Agricultural; AR-6, Agricultural Residential; RC, Rural Conservation; RS, Single-Family Residential; and RM, Multi-Family Residential



Request for Authorization to Advertise Ordinance Amendment 15-12

- The recommended ordinance amendments are intended to accomplish the following:
 - Revise the definition for both front and rear yards
 - Refine the methodology for determining the yards
 - Eliminate the requirement for a side yard within the residential districts
 - There will still be a required setback from the side property line

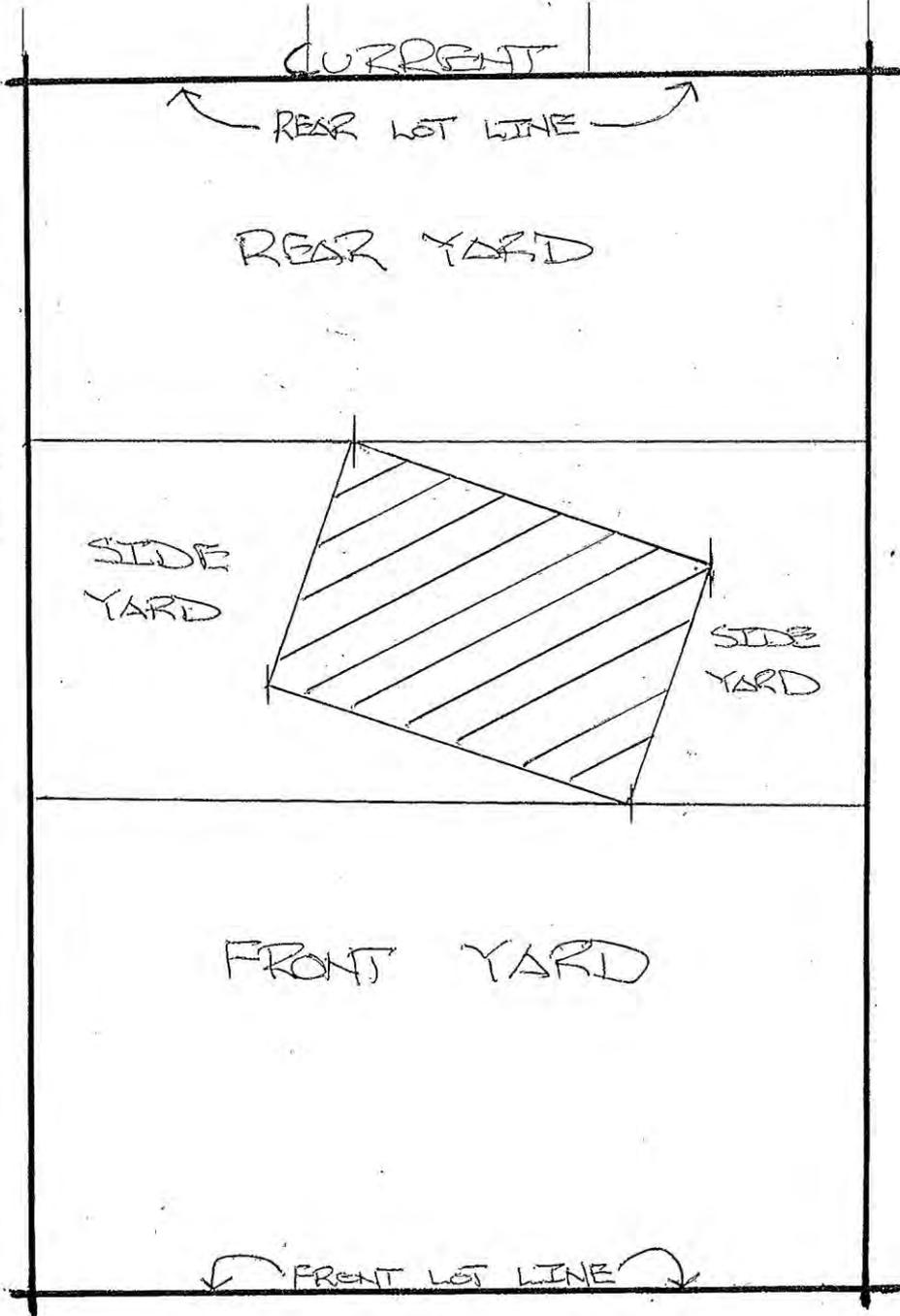


Request for Authorization to Advertise Ordinance Amendment 15-12

- Additional ordinance amendments have been identified by staff to revise terminology related to “side yards” and “side setbacks”
- The proposed amendments were reviewed on July 27, 2015 by the Community Development Committee



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National Branch



RESIDENTIAL

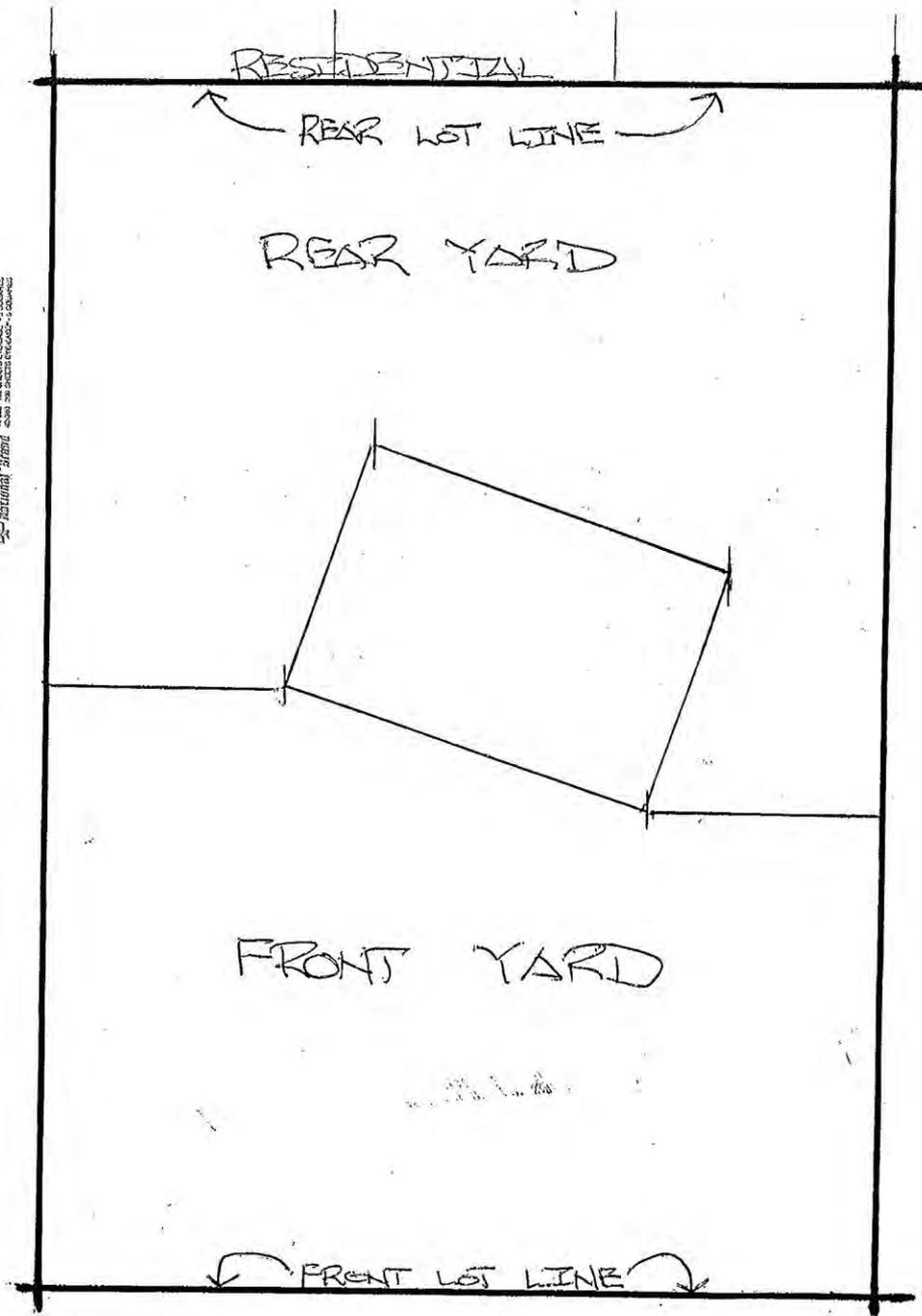
REAR LOT LINE

REAR YARD

5- National Street

FRONT YARD

FRONT LOT LINE



BUSINESS INDUSTRIAL

REAR LOT LINE

REAR YARD

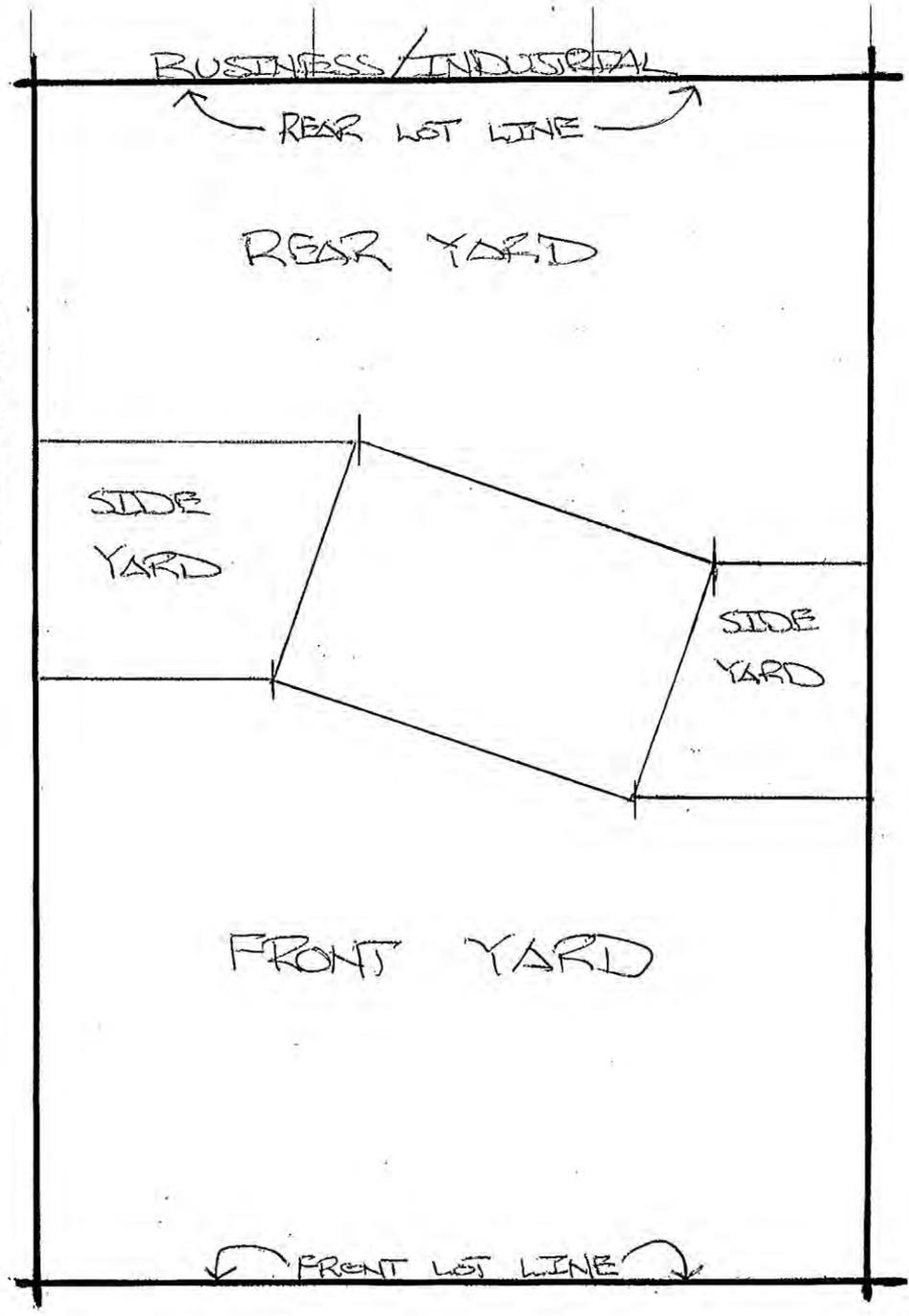
SIDE
YARD

SIDE
YARD

FRONT YARD

FRONT LOT LINE

4.000 30' SETBACK REAR YARD - 10' MINIMUM
4.000 10' MIN. REAR SETBACK - 10' MINIMUM
4.000 5' MIN. SIDE SETBACK - 5' MINIMUM



Request for Authorization to Advertise Ordinance Amendment 15-12

Recommendation:

Motion to advertise for Public Hearing-

Ordinance Amendment 15-12, Amendment to the Provisions
related to Residential Zoning District Setbacks



HANOVER: PEOPLE, TRADITION & SPIRIT!

Request for Authorization to Advertise Ordinance Amendment 15-13

- The purpose of this amendment is to modify the RS, Single-Family Residential and RM, Multi-Family Residential Districts requirements regarding:
 - Timing for the completion of required improvement
 - Pedestrian paths, sidewalks, street trees
 - Relax the regulations regarding the specific location of street trees



Request for Authorization to Advertise Ordinance Amendment 15-13

- The Hanover County Subdivision Ordinance was updated in 2011
- The performance agreement previously required a minimum of 10% of the original subdivision performance bond is held until all improvements are completed and approved
 - This inequity was solved by removing these items from the list of improvements covered by a subdivision performance agreement
 - A new bonding mechanism was created through the Zoning Ordinance



Request for Authorization to Advertise Ordinance Amendment 15-13

- The change from 2011 was well received and the new process was tested
- Time has passed and builders and developers have asked the Planning Department to make some minor adjustments to the timing for having these improvements installed
 - The intent of this amendment shall accommodate that request with the support of the Home Builders Association of Richmond and the development community



Request for Authorization to Advertise Ordinance Amendment 15-13

- Staff also proposes to provide additional flexibility in the placement requirements for street trees on individual streets
 - This proposal makes compliance easier at the time the lot thresholds are made
- Staff presented the amendment to the Community Development Committee on July 27, 2015



Request for Authorization to Advertise Ordinance Amendment 15-13

Recommendation:

Motion to advertise for Public Hearing-

Ordinance Amendment 15-13, Surety for Installation of Required Improvements, and a Modification to Installation of Required Street Trees in the RS and RM Districts



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