

Description of Spreadsheet

Note: the following spreadsheet repeats the policies of Chesterfield County's 2019 Comprehensive Plan. Each policy is tagged to zoning approaches and categories of zoning regulations that are likely to help implement the plan. Most of these regulatory approaches must work in tandem with other regulations to faithfully implement the plan policy.

The approaches and regulations listed in the spreadsheet are described below, and discussed in further detail in the body of the Analysis report. Nothing in this spreadsheet or this report is intended to describe the specific details of a regulatory approach or tool. The public process will sort those details out over the duration of this project. In addition, the spreadsheet does not reflect a specific recommendation that the County pursue a particular tool. Each of those tools has specific advantages and disadvantages (such as their impact on neighborhoods, cost of development, etc.) that may result in other approaches to policy implementation.

The spreadsheet includes a statement of the 2019 Comprehensive Plan policies, and a brief summary to guide public outreach on the Zoning Ordinance update as a continuation of the County's comprehensive planning process. These tie the 2019 Comprehensive Plan policies to regulatory techniques most suitable for plan implementation. These techniques are described as follows:

Approaches to Zoning:

Conventional Divides County into districts that are separated by use, with basic lot size, setback, building height, and coverage requirements.

Performance Regulates land-use intensity through a series of ratios or other numeric standards rather than by minimum lot size and setbacks.

Use Patterns Establishes development typologies that the County can enable by district, such as traditional neighborhood development or conservation subdivisions.

Form-Based Regulates districts by design, with building and frontage types established by district, build-to lines, and reduced parking and landscaping requirements.

Composite Establishes building and site design types that are customized by district.

Substantive Regulations:

Districts Establishment of districts (regardless of approach), including mapping.

Overlays Districts that establish regulations that supplement the base districts (for example, a property in a conventional residential zoning district and a floodplain management overlay must comply with the use and dimensional requirements of the residential district, and the additional standards of the floodplain overlay).

Uses The allocation of uses by district.

Dimensional The setback, coverage, building height, lot size, and other requirements that control the size and location of lots and buildings in a zoning district.

Density / FAR Density is the number of dwelling units per gross acre, and floor area ratio (FAR) is ratio of floor area to lot size. This directly controls the development potential of a site. Chesterfield County currently regulates density, but does not regulate FAR.

APF A requirement that limits development to the capacity of public facilities (measure by a level of service ["LOS"]) standard to serve it. It is effectively a carrying capacity limit based on facility capacity.

Performance Standards Standards that prescribe the maximum level of impact, or that establish precise limits or targets for impervious surface, landscaping, open space, or similar measures of intensity or mitigation.

Building Design	Regulations that shape the façade, form, orientation, scale and proportions of buildings. This does not require regulation of architectural style. It may include building material requirements or ground-level glazing / window requirements, wall articulation, or similar requirements.
Site Design	Requirements for site layout, including the location of buildings and structure, parking, landscaping, stormwater management facilities, and similar elements that shape the pattern of development.
Landscaping reforms	Requirements for landscaped buffers and internal site landscaping, including reforms that address development context.
Parking reforms	Requirements that a use include a minimum number of parking spaces along with the design of parking facilities. Reforms may include reducing or eliminating (Countywide or selectively) minimum parking ratios, shared parking between different sites, or maximum parking ratios.
Open/Civic Space	Requirements that a development include a minimum amount of amenity space, ranging from passive open space (such as forested areas) to urban spaces such as plazas or courtyards.
Transitional Standards	Comprehensive standards that address the transition in scale and intensity from more intense development to existing neighborhoods.
Connectivity	Requirements or measurable standards that require continuity of streets or other public or common spaces (such as trails or open space).
Streets	Regulations governing the design and elements of streets.
Access Management	Regulations that control access points to public streets to protect their carrying capacity.
Supplemental Use Regulation	Specific regulations for designated uses.
Adaptive Reuse Standards	Regulations that encourage the preservation of existing buildings through regulatory reforms that make it easier to change uses - for example, reducing parking ratios for uses that occupy existing historic buildings.
Processes:	
Streamlining	Reducing development costs by providing efficiencies that reduce the time and uncertainty of development approvals.
Site Plan Review	Requirements for detailed information on project layout and public access, which may include conditions to ensure compliance with the zoning regulations.
Discretionary Review	Tying development to approval subject to case-by-case conditions, and subject to a public hearing.
Alternative Compliance	Provisions that enable flexibility by allowing an application to deviate from the general standards subject to compliance with the overall purpose and intent.
Miscellaneous:	
Cluster / Conservation	A development that includes a high amount of common open space, along with reductions in minimum lot size.
Incentive Zoning	Bonuses in the form of increased project density or other benefits to a developer in return for the developer providing certain features, design elements, uses, services, or amenities desired by the locality, including but not limited to, site design incorporating principles of new urbanism and traditional neighborhood development, environmentally sustainable and energy-efficient building design, affordable housing creation and preservation, and historical preservation, as part of the development. (Code of Virginia § 15.2-2201)
Inclusionary Zoning	Incentives that encourage a developer to reserve a designated percent of housing in a development for households at low or moderate income levels.
TDR	Transfer of development rights (TDR) is a conservation technique where development rights from a "sending" property that is protected from development are transferred to "receiving" properties in areas suitable for higher levels of development. (See Code of Virginia § 15.2-2316.1)

Urban growth boundaries (UGBs), green lines, or growth tiers encourage development inside areas that have existing infrastructure capacity and development, and limit growth outside of the line until conditions change (such as the expansion of infrastructure to those areas).

Codification Best Practices Techniques to make codes easier to read and understand, and more accessible to the general public.

Comprehensive Plan Policies

■ = approach / regulatory tool can implement the policy
 blank = approach / regulatory tool is not typically related to the policy

Policy

Zoning Density Bonus. Increased unit yield to Plan densities in exchange for provision of affordable housing units and/or redevelopment of existing substandard housing (Northern Jefferson Davis Special Area Plan).

Totals

	Approach					Substantive Regulations														Procedures				Miscellaneous									
	Conventional	Performance	Use Patterns	Form-Based	Composite	Districts	Overlays	Uses	Dimensional	Density / FAR	APF	Performance Standards	Building Design	Site Design	Landscaping reforms	Parking reforms	Open/Civic Space	Transitional Standards	Connectivity	Streets	Access Management	Supplemental Use Regulation	Adaptive Reuse Standards	Streamlining	Site Plan Review	Discretionary Review	Alternative Compliance	Cluster / Conservation	Incentive Zoning	Inclusionary Zoning	TDR	UGB	Codification Best Practices
Totals	5	1	10	8	8	27	15	20	8	5	10	13	16	33	8	7	21	4	9	6	2	19	4	2	4	9	2	2	13	4	2	1	1