

AN ORDINANCE TO AMEND CHAPTER 31, UNIFIED DEVELOPMENT ORDINANCE OF THE CODE OF THE CITY OF SUFFOLK, ARTICLE 4, ZONING, SECTION 31-407, DIMENSIONAL AND DENSITY REGULATIONS, TABLE 407-1: DIMENSIONAL STANDARDS; OTA2019-008

WHEREAS, the City of Suffolk, Virginia has initiated the aforementioned amendments to Chapter 31, Unified Development Ordinance, for the purpose of updating and improving clarity and consistency due to a change in circumstances; and

WHEREAS, the specified amendments to the Unified Development Ordinance as shown in Exhibit "B" are in compliance with the 2035 Comprehensive Plan, as adopted; and

WHEREAS, the Planning Commission has made a recommendation as stated in Exhibit "A"; and

WHEREAS, the procedural requirements for the consideration of this request by the Planning Commission have been met.

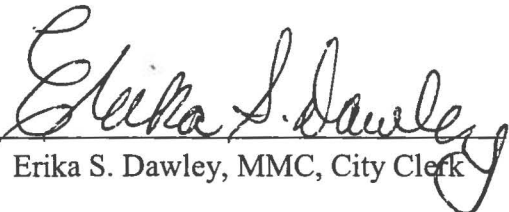
NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Suffolk, Virginia, that:

- Section 1. That Exhibit "B," "Amendments to Chapter 31, Unified Development Ordinance (UDO), Article 4, Zoning, Section 31-407, Dimensional and Density Regulations, Table 407-1: Dimensional Standards, of the Code of the City of Suffolk, Virginia" which are attached hereto, are hereby incorporated as part of this ordinance.
- Section 2. That Chapter 31, Unified Development Ordinance, Article 4, Zoning, Section 31-407, Dimensional and Density Regulations, Table 407-1: Dimensional Standards, of the Code of the City of Suffolk, Virginia, is hereby amended to read as referenced in Exhibit "B," attached.
- Section 3. All phrases, clauses, sentences, paragraphs, subsections, sections and chapters of the Code not amended hereby remain in full force and effect.

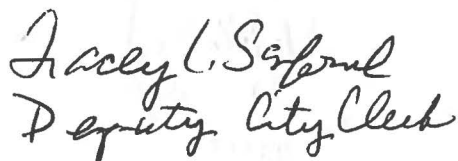
This ordinance shall be effective upon passage and shall not be published.

READ AND PASSED: NOVEMBER 20, 2019

TESTE:


Erika S. Dawley, MMC, City Clerk

A TRUE COPY


Lacey L. Soper
Deputy City Clerk

**CITY OF SUFFOLK PLANNING COMMISSION
A RESOLUTION TO PRESENT A REPORT AND RECOMMENDATION
TO CITY COUNCIL RELATING TO**

OTA2019-008

**AN ORDINANCE TO AMEND CHAPTER 31, UNIFIED DEVELOPMENT ORDINANCE OF
THE CODE OF THE CITY OF SUFFOLK, ARTICLE 4, ZONING, SECTION 31-407,
DIMENSIONAL AND DENSITY REGULATIONS, TABLE 407-1, DIMENSIONAL
STANDARDS**

WHEREAS, the City of Suffolk, Virginia has initiated the aforementioned amendments to Chapter 31 of the Unified Development Ordinance for the purpose of updating and improving clarity and consistency due to a change in circumstances; and

WHEREAS, the specified amendments to the Unified Development Ordinance as shown in Exhibit "B" are in compliance with the 2035 Comprehensive Plan, as adopted; and

WHEREAS, the procedural requirements for the consideration of this request by the Planning Commission have been met.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Suffolk, Virginia, that:

Section 1. Findings.

The Suffolk Planning Commission finds that the proposed ordinance amendments are reasonable and warranted.

Section 2. Recommendation to City Council.

The Planning Commission recommends to the City Council of the City of Suffolk, Virginia that the proposed amendments be;

- ☒ a. Adopted as submitted without modification.
- ☐ b. Denied, and that Council not pass the proposed ordinance.
- ☐ c. Adopted with the modifications set forth on the attached listing of specific recommendations, and that Council adopt the proposed Ordinance with such modifications.

READ AND ADOPTED: 10/15/19

TESTE: [Signature]

“Exhibit B”

“Amendments to Chapter 31, Unified Development Ordinance (UDO), Article 4, Zoning, Section 31-407, Dimensional and Density Regulations, Table 407-1: Dimensional Standards, of the Code of the City of Suffolk, Virginia”

ARTICLE 4 – Zoning.

...

SEC. 31-407. Dimensional and Density Regulations.

...

(c) DIMENSIONAL STANDARDS.

...

TABLE 407-1: DIMENSIONAL STANDARDS

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)
Zoning District	Minimum Lot Size ⁽²⁾ Conventional	Maximum Density ⁽³⁾	Floor Area Ratio ₄	Impervious Surface Ratio ⁽⁴⁾	Minimum Frontage ⁽⁵⁾	Minimum Lot Width ⁽⁵⁾	Maximum Lot Width ⁽⁵⁾	Maximum Building Height ⁽⁵⁾	Minimum Front Setback ⁽⁵⁾	Maximum Front Setback ⁽⁵⁾	Minimum Side Setback ⁽⁵⁾	Minimum Rear Setback ⁽⁵⁾	Open Space Conventional ⁽⁶⁾	Open Space Cluster/PD ⁽⁶⁾	Open Space Hamlet ⁽⁶⁾
C	10 acres	0.1	—	0.02	—	—	—	—	—	—	—	—	—	—	—
A	1 acre	1.0	—	0.16	150	150	—	45	50	—	20	30	3%	35%	20%
RR	1 acre	1.0	—	0.16	150	150	—	45	45	—	20	30	3%	35%	20%
RE	3 acres	0.3	—	0.16	150	200	—	45	45	—	20	30	3%	35%	20%
RL	30,000	1.5	—	0.3	80	100	—	45	35	—	15	30	5%	40%	35%
RLM	15,000	2.9	—	0.35	80	100	—	45	30	—	15	30	7%	45%	40%
RM	10,000	4.4	—	0.4	60	80	—	45	25	—	10	25	9%	45%	40%
RC	6,000	7.3	0.35	0.5	30	60	100	45	20	35	5	10	10%	50%	45%
RU	4,000	10.9	0.5	0.6	15	50	80	45	20	30	5	10	10%	50%	45%
RU-12	3,630	12	1	0.6	15	50	—	60	15	30	5	10	10%	—	—
RU-18	—	18	2	0.7	15	40	—	—	10	20	5	10	—	—	—
RU-24	—	24	6	0.8	15	30	—	—	—	20	5	10	—	—	—
MUC-40	—	40	6	—	—	—	—	—	—	20	—	—	—	—	—
B-1	5,000	—	0.5	0.7	50	50	—	50	10	—	10 ⁽⁷⁾	20	—	—	—
B-2	5,000	—	0.6	0.7	50	50	—	65	10	—	20 ⁽⁷⁾	30	—	—	—
CBD	—	40 ⁽⁹⁾	6	—	—	—	—	—	—	20	—	—	—	—	—
FRRD	As per Fairgrounds Master Redevelopment and Revitalization Plan, and to the extent practical the Conceptual Master Development Plan and Conceptual Master Schematic Plan, as amended														
VC	5,000	8	2	—	—	—	—	45	—	30	—	—	—	—	—
O-I	10,000	—	0.6	0.7	50	50	—	65	10	—	20 ⁽⁷⁾	30 ⁽⁷⁾	—	—	—

C-P	10,000	—	0.6	0.7	50	50	—	65	10	—	20 ⁽⁷⁾	30 ⁽⁷⁾	—	—	—
M-1	—	—	0.6	0.8	80	80	—	65	30	—	30 ⁽⁷⁾	30 ⁽⁷⁾	—	—	—
M-2	—	—	0.6	0.9	100	100	—	65	30	—	50 ⁽⁷⁾	50 ⁽⁷⁾	—	—	—

Notes:

- (1) The requirements for the parameters set forth in columns (B) through (P), above, relate to the zoning district specified in the row under column (A), above. A dash (—) indicates that the requirement does not apply within the particular zoning district.
- (2) Minimum lot size (column (B)) applies only to conventional option developments; minimum lot size requirements do not apply to cluster, hamlet and TND option developments except as may be provided in Section 31-411 of this Ordinance. The minimum lot size figures are expressed in square feet, unless otherwise indicated. Additional rules of interpretation are set forth in Subsection (d) of this Section for minimum lot area.
- (3) The maximum density requirements (column (C)) are expressed in dwelling units per acre. Additional rules of interpretation are set forth in Subsection (b)(1) of this Section.
- (4) The floor area ratio and impervious surface ratio (columns (D) and (E)) are maximums and are expressed as a ratio (See Appendix A for definitions). Additional impervious surface restrictions might apply to portions of a site located within the Chesapeake Bay Preservation Overlay District, Section 31-415.
- (5) The dimensions specified in columns (F) through (M) are expressed in feet. Rules of interpretation for setback and height requirements are set forth in Subsections (e) and (f) of this Section.
- (6) The ratios in columns (N) through (P) are expressed as the ratio of open space to gross acreage. The percentage applicable to active open space and passive open space is specified in Section 31-607, Table 607-1. Multi-family developments open space design requirements are specified in section 31-602(c).
- (7) Applies only to the setback area measured from a lot line which abuts a residential use or residential zoning district. The side or rear setback may be reduced to 50% of the above-referenced requirements where the use does not abut a residential use or residential zoning district.
- (8) Fractions shall be rounded up.
- (9) Densities for reuse of existing buildings for residential uses may exceed the maximum through the approval of a conditional use permit.