

## **ORD-22-0003, Amendments for Calculation of Residential Development Density**

### **Frequently Asked Questions**

#### **Why was this change initiated?**

At the March 8, 2022, Board of Supervisors (BOS) meeting, a board member made a request to bring forward an Initiating Resolution to consider amending how residential density is calculated with a direction to explore using net acreage. This Initiating Resolution was adopted by the BOS at its meeting on April 12, 2022. At its January 24, 2023, Business Meeting, the BOS provided further guidance stating that the intent of the request included avoiding pockets of high-density residential development and reducing impacts to the environment.

#### **What does this change?**

This Ordinance will require that a net density calculation be used for residential development in the A-1, R-1, R-2, R-3, R-4, R-5, R-6, R-8, PUD, MU and EO districts and the Residential Cluster Development overlay district. The definition of net density will be added to Section 24-2 of the Zoning Ordinance which will state “Net density shall be calculated as the number of dwelling units divided by the developable area.” For parcels that contain non-developable areas, this will reduce the amount of acreage that can be used to calculate the density of a residential development proposal, except for minor subdivisions and family subdivisions as described below.

#### **Would this change prevent me from using my property currently?**

No. This change would affect the future subdivision of new parcels. Existing residential uses are not affected, and for those lots that are buildable but are currently vacant, a house can still be constructed.

#### **Does this change the process for a minor subdivision?**

In general, minor subdivisions (5 or fewer lots) in the A-1, R-1, R-2, R-6, and R-8 zoning districts will not be affected by this change. However, cluster subdivisions in the A-1 zoning district could be affected by this change.

#### **Does this change the process for a family subdivision?**

No, family subdivisions as defined in Sec. 19-17 of the Subdivision Ordinance in the A-1 and R-8 zoning districts will not be affected by this change.

#### **When is the public hearing for this meeting scheduled?**

The Planning Commission will be holding a public hearing on this amendment April 5, at 6:00 P.M. in the County Government Center Board Room, 101-F Mounts Bay Rd. Dates for any subsequent meetings, including consideration by the Board of Supervisors, will be updated on the County’s Zoning and Subdivision Ordinance webpage as the process continues.

<https://www.jamescitycountyva.gov/3940/Zoning-Subdivision-Ordinance-Amendments>

#### **If I can’t attend the meeting, is there a way I can send in my comments ahead of time?**

Yes. If you are unable to attend the meeting or prefer to send comments in writing ahead of time, comments can be submitted to the County by mail at the address above or via email at [planning@jamescitycountyva.gov](mailto:planning@jamescitycountyva.gov).