

## **OVERVIEW**

The Land Use Chapter is comprised of three (3) ~~two (2)~~ major components: 1) the General Development Policies, ~~and~~ 2) the Land Use Groups, and 3) the Urban Development Areas. The General Development Policies establish guidelines and recommendations for the evaluation of development in the county. These policies should apply to all land uses on a countywide basis regardless of development type.

Land Use Groups include the individual land use categories and their respective recommended densities. The land use categories are grouped together as follows: Rural, Residential, Mixed-Use, Office/Service/Industrial, Retail/Commercial, and Civic. The characteristics of each Land Use Group are detailed in a series of “Keystone Policies” which identify the desired development character within each group and function as guiding policies for development. Following the Keystone Policies are the specific land use categories, which in combination with the Future Land Use Map, define the specific location, density and development intensity for land uses.

The Urban Development Areas (UDAs) are portions of the County that have been deemed appropriate for higher density development. While these areas are not a specific type of land use, they represent areas where certain land uses would be appropriate. Keystone Policies for these areas have also been included in this chapter.

These land use recommendations have been made after considerable study and examination of the county’s physical conditions and development trends and are closely tied to the transportation and public facilities recommendations made in other chapters of the Plan. The county will use the land use recommendations provided in this Plan when considering rezoning applications and other requests for development approval to promote healthy growth.

## **GENERAL DEVELOPMENT POLICIES**

In addition to the Keystone Policies in each Land Use Group, the following General Development Policies will be used when addressing development and land use issues in the county.

1. Ensure public facilities are in place or will be available to adequately serve and support new development. Only approve new development upon demonstration that adequate public facilities, as established in this Plan, are or will be available at the time of completion to maintain the desired levels of service.
2. Encourage the design of new development to be compatible with and complementary to existing land uses. Incompatible uses should not be closely located. Site design and buffering should be used to the maximum extent feasible to reduce the impacts on adjacent properties, especially between residential and nonresidential areas.

## URBAN DEVELOPMENT AREAS

The Urban Development Areas (UDAs) are a land use tool required by the *Code of Virginia* (§15.2-2223.1). They establish locations which could be appropriate for higher density development due to their proximity to transportation facilities and other public infrastructure. By utilizing a denser pattern of development in these areas, existing infrastructure can be utilized in an optimal manner providing greater efficiencies across the entire County.

Urban Development Areas could be appropriate in several areas of Henrico County where unique features lend themselves to a denser pattern of development. These features include: access to regional transportation network; sufficient existing or planned public infrastructure; and redevelopment and infill in under-developed locations. Several land use classifications would be appropriate to be located within Urban Development Areas. These land use classifications include Multi-Family Residential, Traditional Neighborhood Development, Urban Mixed Use, Office, Commercial Concentration, Government, and Semi-Public.

These areas are intended to provide an opportunity for a mixture of residential and non-residential uses in close proximity to each other to foster a reduction of automobile trips, while providing needed growth in local economic conditions.

### **Keystone Policies**

The following keystones will be used when addressing development and land use issues in the Office/Service/Industrial areas.

1. Promote a balance of residential and non-residential uses to protect Henrico’s strong, stable, growing, and diverse economy.
2. Promote the redevelopment of underutilized property into more intense development patterns where appropriate.
3. Encourage mixed-use developments incorporating a vertical mixture of uses.
4. Incorporate the provision of adequate public facilities within the overall development pattern in Urban Development Areas. Public facilities, such as libraries, schools, and post offices, are encouraged to be used as focal points for public spaces where appropriate.
5. Promote the interconnectivity of new roads within Urban Development Areas as well as

### **URBAN DEVELOPMENT AREA KEYSTONES**

- **Residential/Non-Residential Balance**
- **Vertically Mixed-Uses**
- **Adequate Public Facilities**
- **Vehicular & Pedestrian Connectivity & Circulation**
- **Variety**
- **Mass Transit**
- **Incorporated Environmental Features**
- **Public Open Spaces**
- **Transitional Areas**

the connection of such new roads to the existing transportation infrastructure.

6. Promote structured parking in conjunction with mixed-use and non-residential developments within Urban Development Areas to maximize land yields and allow greater densities where appropriate.
7. Encourage the provision of a variety of housing types to meet the needs of the full range of households incomes existing within the county. Varying size and types of housing units and building lots to accomplish this is also encouraged.
8. Encourage the consideration of opportunities for mass transit when considering building and site development within Urban Development Areas, including the consideration of proper spacing between activity nodes within developments.
9. Encourage pedestrian/bicycle friendly designs for transportation infrastructure within Urban Development Areas. Pedestrian/bicycle connections between the Urban Development Area and the surrounding area are also encouraged.
10. Encourage the preservation and the incorporation of environmentally sensitive areas and culturally significant features into the development pattern of Urban Development Areas. Use of these features in conjunction with public open spaces is also encouraged.
11. When Urban Development Areas are located adjacent to existing or proposed residential development, encourage the use of appropriate landscaping, buffering and transitional uses to reduce the impacts of new development.