

City-Wide Mass Rezoning

MAY 16, 2024

What Has Happened?

A 2021 housing study of the City of Roanoke and the mass rezoning ordinance adopted by City Council on March 18 are both on the GDNA website.

What's allowed in the rezoning

- Ability to build multi family or convert single family housing to multi-family in any current single-family zoned area-R-3,R-5, R-7,R-12 and RM-1
- Additional multi-family units allowed on corner lots
- Owner or builder is not required to provide on-site parking for multi-family
- Substantial reduction of minimum lot size for each dwelling unit
- The addition of multi-family and reduced lot size requirements may make tear downs attractive to developers

Some of the Changes for R-12

- The maximum lot area is reduced from unlimited to 8,000 sq. ft
- The minimum lot area is reduced from 12,000 sq. ft. to 2,500 sq. ft.
- The minimum rear lot length is reduced from 15ft to 5 ft.

Some of the Changes for R-12 (Con't)

- A corner lot may contain 3 swellings
- With smaller allowed lot sizes an adjoining property holder, interior as well as corner, can subdivide as of right so long as the lots are at least 2,500 sq ft, and construct even more homes.

Con't

- Adult Day Care homes are permitted as of right (no need to request a zoning variance).
- Child Day Care homes are permitted as of right.
- Family Day homes are permitted as of right.

Lawsuit Filed Against City

- The City failed to meet statutory notice requirements for Planning Commission and City Council Votes

The City Has Two Options

- Correct the notice requirements and again hold Planning Commission and City Council meetings, or
- ✓ Negotiate with the Plaintiffs in the lawsuit

The City Has Two Options

- At this point we do not know whether the City is willing to negotiate.
- Before committing to a negotiated resolution, we would seek input from all neighborhood associations.

What Can You Do?

If you are concerned, E-mail members of Council, particularly Joe Cobb, Vivian Sanchez-Jones, and Peter Velosin.