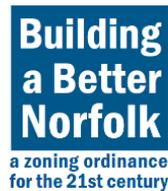




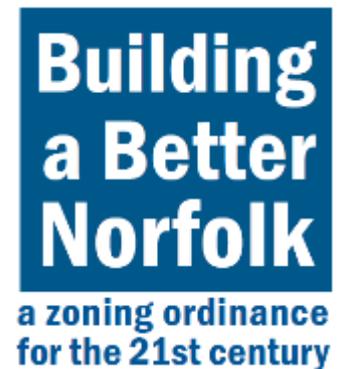
Resilience in Norfolk's Zoning Ordinance Rewrite



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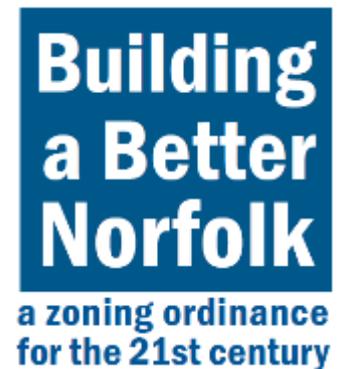
Norfolk's Zoning Ordinance Rewrite

- Norfolk's current ordinance was adopted in 1992
 - New Comprehensive Plan, adopted in 2013, calls for new ordinance
- Norfolk hired consultants in mid-2014 to re-write ordinance
 - Three-year process, to be adopted in mid-2017
 - Currently in drafting phase
 - Overall goal → create the most resilient ordinance possible



Norfolk's Zoning Ordinance Rewrite

- Project Themes:
 - Theme 1: Improve user-friendliness
 - Theme 2: Make Norfolk a more resilient and sustainable city
 - Theme 3: Recognize and support the distinct character differences in the City
 - Theme 4: Modernize and customize development standards
 - Theme 5: Refine nonconformity regulations



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Resilience
Theme?

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Resilience
Themes!

Norfolk and Resilience

- Norfolk is one of the Rockefeller Foundation's 100 Resilient Cities
 - International network of cities dedicated to becoming more resilient to the physical, social, and economic challenges that are a growing part of the 21st century
 - RC100 defines resilience as the capacity of individuals, communities, and systems to survive, adapt, and grow in the face of stress and shocks

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ROCKEFELLER FOUNDATION

100

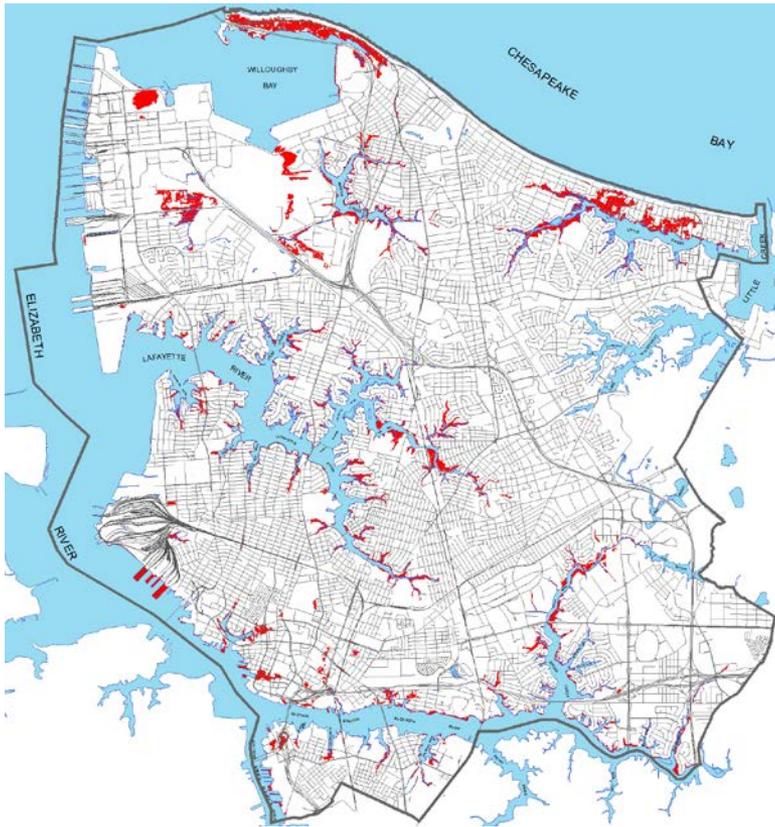


RESILIENT

CITIES



Norfolk's Challenge



Sea levels with 2-3 feet of water rise



Flood zones with 2-3 feet of water rise

What is Vision 2100?

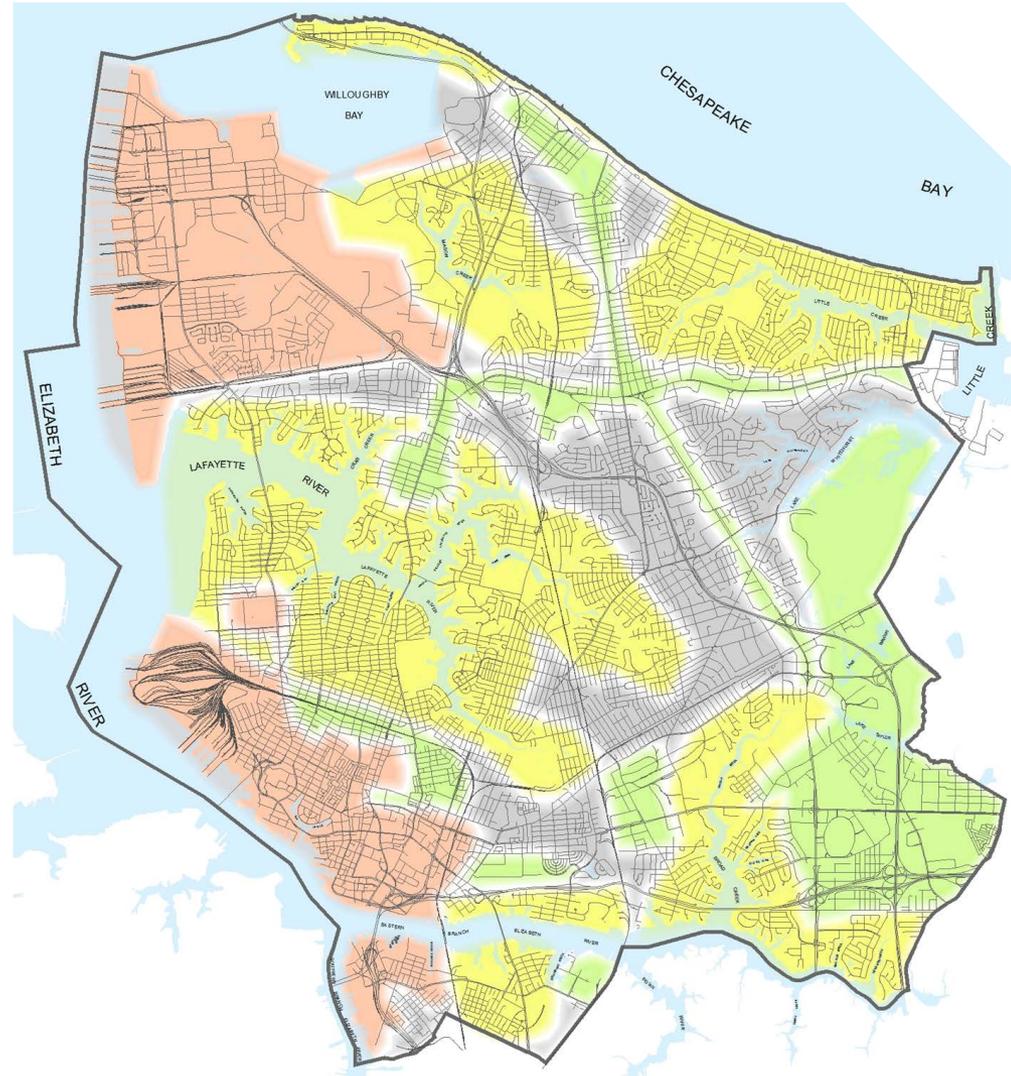
- Strategy for addressing sea level rise in long-term future
 - In the past, the focus was on the challenges
 - In the future, those challenges will give rise to opportunities
- Blueprint for aligning decision-making today with the needs of tomorrow
 - Focus is on land use, but economic and social considerations will also be a part of the vision

NORFOLK VISION 2100



Vision 2100 Strategy

- Will establish four “planning areas”
 - “Red” – “economic engine”
 - “Yellow” – “water-oriented”
 - “Green” – “opportunity”
 - “Gray” – “neighborhood character”



What is in the ordinance today?

- Enhanced three-foot flood elevation requirement
- Chesapeake Bay Preservation Area Overlay (CBPA-O) riparian buffer standards supplemented by uncodified administrative guidelines—most of city designated as Intensely Developed Areas (IDAs) with reduced protection
- Modest tree protection regulations
- Limited open space standards

What might the new ordinance include?

- Vulnerable Areas -

- Protecting people and buildings in vulnerable areas:
 - Adopt tighter standards for locating critical facilities like hospitals, schools, police, and fire/EMS in flood-prone areas
 - Encourage the use of green infrastructure approaches such as pervious pavement, bioswales
 - Tailor nonconformity standards to encourage safe rebuilding
 - Explore adoption of no-adverse impact floodplain development regulations as recommended by certified floodplain managers

What might the new ordinance include?

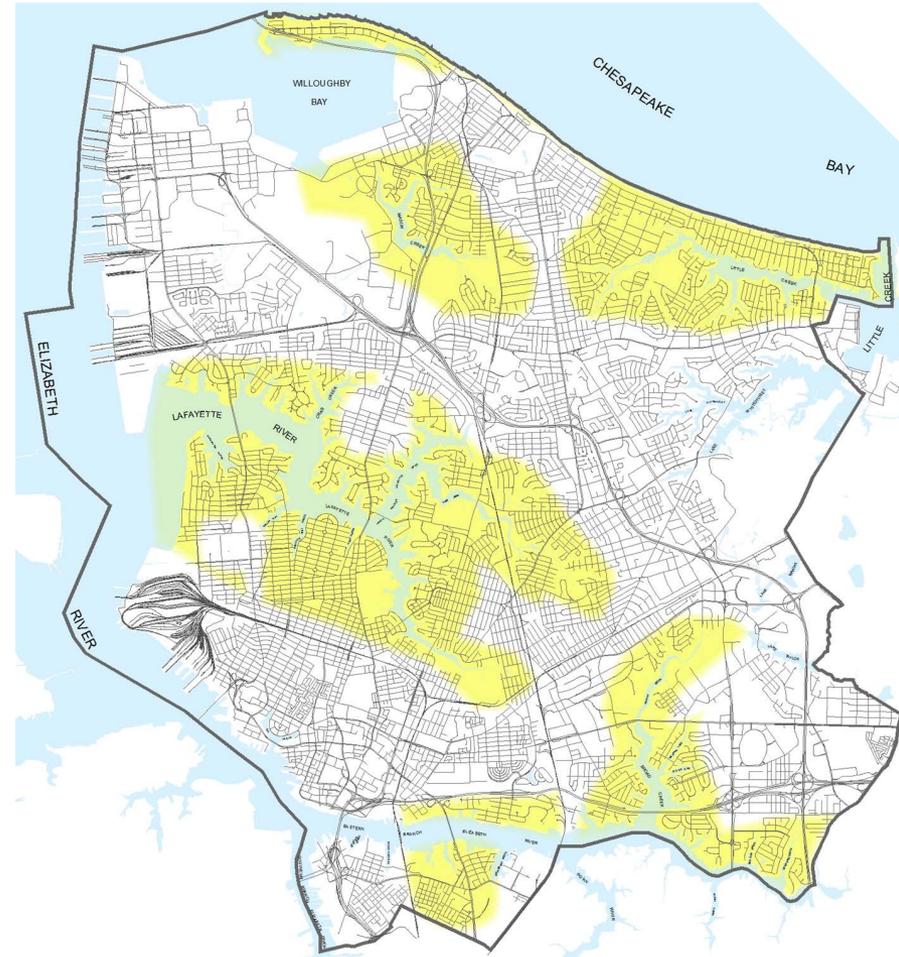
- Vulnerable Areas -

- Safeguarding vulnerable areas from incompatible development:
 - Limit IDA designations and reduced buffer requirements
 - Use incentives such as sliding-scale density bonuses, reduced off-street parking, and tailored non-conformity standards to encourage buffer revegetation
 - Consider sea level rise in establishing buffers and reviewing development proposals
 - Strengthen tree protection and open space requirements

What might the new ordinance include?

- Vulnerable Areas -

- Coastal Resilience Zoning Overlay
 - Would apply many of the above concepts to Vision 2100's "yellow" planning areas
 - Overlay zoning district that would enhance base zoning in these areas



What might the new ordinance include?

- Safe Areas -

- Encouraging a sustainable development form in safe growth areas:
 - Include broad array of development options that provide economic development opportunities for businesses
 - Provide a diverse, safe, affordable, and livable range of housing options
 - Focus capital improvements
 - Promote sustainable development like energy conservation, alternative energy, and urban agriculture by removing code obstacles and providing incentives

What might the new ordinance include?

- Safe Areas -

- Streamlining processes for development in safe growth areas:
 - Remove unnecessary impediments to development (e.g., excessive off-street parking standards; restrictions on mixed-use buildings and accessory housing units)
 - Remove obstacles for, and support, redevelopment that is consistent with city's desired character and context
 - Provide for efficient and streamlined procedures, especially for preferred development

What might the new ordinance include?

- Safe Areas -

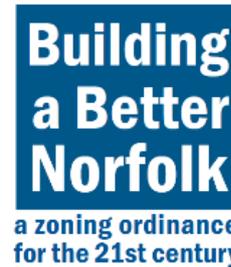
- Neighborhood Resilience Zoning Overlay
 - Would apply many of the above concepts to Vision 2100's "green" (and "gray"?) planning areas
 - Overlay zoning district that would enhance base zoning in these areas



For more information

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Project Websites:

www.zonenorfolk.com
www.norfolk.gov/vision2100

NORFOLK VISION 2100

