

SENATE BILL NO. \_\_\_\_\_ HOUSE BILL NO. \_\_\_\_\_

1 A BILL to amend and reenact §§ 15.2-2223.1 and 15.2-4208 of the Code of Virginia, relating to urban  
2 development areas.

3 **Be it enacted by the General Assembly of Virginia:**

4 **1. That §§ 15.2-2223.1 and 15.2-4208 of the Code of Virginia are amended and reenacted as**  
5 **follows:**

6 § 15.2-2223.1. Comprehensive plan to include urban development areas.

7 A. For purposes of this section:

8 "Population growth" means the difference in population from the next-to-latest to the latest  
9 decennial census year, based on population reported by the United States Bureau of the Census.

10 "Urban development area" means an area designated by a locality that is (i) appropriate for  
11 higher density development due to its proximity to transportation facilities, the availability of a public or  
12 community water and sewer system, or a developed area, and (ii), to the extent feasible, to be used for  
13 redevelopment or infill development. Such designated area may be referred to, by a locality, by a term  
14 other than "urban development area."

15 B. Every county, city, or town locality that has adopted zoning pursuant to Article 7 (§ 15.2-2280  
16 et seq.) of ~~Chapter 22 of Title 15.2~~ this chapter and that (i) has a population of at least 20,000 and  
17 population growth of at least 5% or (ii) has population growth of 15% or more, shall, and any ~~county,~~  
18 ~~city or town locality~~ may, amend its comprehensive plan to incorporate one or more urban development  
19 areas. ~~For purposes of this section, population growth shall be the difference in population from the~~  
20 ~~next-to-latest to the latest decennial census year, based on population reported by the United States~~  
21 ~~Bureau of the Census. For purposes of this section, an urban development area is an area designated by a~~  
22 ~~locality that is appropriate for higher density development due to proximity to transportation facilities,~~  
23 ~~the availability of a public or community water and sewer system, or proximity to a city, town, or other~~  
24 ~~developed area.~~

25 1. The comprehensive plan of a locality having a population of less than 50,000 persons shall  
 26 provide for commercial and residential densities within urban development areas that are appropriate for  
 27 reasonably compact development at a density of at least three two-family or three-family residences,  
 28 four residential units, single-family residences as defined in § 55-248.4, six townhouses, or 12  
 29 apartments as defined in § 55-79.2, condominium units as defined in § 55-79.41, or cooperative units per  
 30 gross acre, or any proportional combination thereof, and a minimum floor area ratio of 0.4 per gross acre  
 31 for commercial development.

32 The comprehensive plan of a locality having a population between 50,000 and 100,000 persons  
 33 shall provide for commercial and residential densities within urban development areas that are  
 34 appropriate for reasonably compact development at a density of at least four two-family or three-family  
 35 residences, eight single-family residences as defined in § 55-248.4, 12 townhouses, or 24 apartments as  
 36 defined in § 55-79.2, condominium units as defined in § 55-79.41, or cooperative units, per gross acre,  
 37 or any proportional combination thereof, and a minimum floor area ratio of 0.8 per gross acre for  
 38 commercial development.

39 The comprehensive plan of a locality having a population of greater than 100,000 persons shall  
 40 provide for commercial and residential densities within urban development areas that are appropriate for  
 41 reasonably compact development at a density of at least five two-family or three-family residences, 12  
 42 single-family residences as defined in § 55-248.4, 18 townhouses, or 36 apartments as defined in § 55-  
 43 79.2, condominium units as defined in § 55-79.41, or cooperative units, per gross acre, or any  
 44 proportional combination thereof, and a minimum floor area ratio of 1.2 per gross acre for commercial  
 45 development.

46 ~~The urban development areas may provide for a mix of residential housing types, including~~  
 47 ~~affordable housing, to meet the projected family income distributions of future residential growth. The~~  
 48 ~~comprehensive plan shall designate one or more~~

49 2. The urban development areas designated by a locality shall be sufficient to meet projected  
 50 residential and commercial growth in the locality for an ensuing period of at least 10 but not more than  
 51 20 years, which may include phasing of development within the urban development areas. The urban

52 development areas may provide for a mix of residential housing types, including affordable housing, to  
53 meet the projected family income distributions of future residential growth. Future residential and  
54 commercial growth shall be based on official estimates ~~and projections~~ of the Weldon Cooper Center for  
55 Public Service of the University of Virginia ~~or other official government sources~~, official projections of  
56 the Virginia Employment Commission or the United States Bureau of the Census, data collected and  
57 maintained by relevant planning district commissions, or any combination thereof.

58 3. The boundaries and size of each urban development area shall be reexamined and, if  
59 necessary, revised every five years in conjunction with the update of the comprehensive plan and in  
60 accordance with the most recent available population growth estimates and projections. ~~Such districts~~  
61 ~~may be areas designated for redevelopment or infill development.~~

62 ~~B. The comprehensive plan shall further incorporate~~ 4. Each urban development area shall be  
63 designed and developed in accordance with principles of new urbanism and traditional neighborhood  
64 development, which ~~may shall, to the extent the locality deems practicable,~~ include ~~but need not be~~  
65 ~~limited to~~ (i) pedestrian-friendly road design, (ii) interconnection of new local streets with existing local  
66 streets and roads, (iii) connectivity of road and pedestrian networks, (iv) preservation of natural areas,  
67 (v) satisfaction of requirements for stormwater management, (vi) mixed-use neighborhoods, including  
68 mixed housing types, (vii) reduction of front and side yard building setbacks, and (viii) reduction of  
69 subdivision street widths and turning radii at subdivision street intersections.

70 ~~E5.~~ The comprehensive plan shall describe any financial and other incentives for development in  
71 the urban development areas.

72 ~~DC.~~ No ~~county, city, or town~~ locality that has amended its comprehensive plan in accordance  
73 with this section shall limit or prohibit development pursuant to ~~existing any~~ zoning ordinance or shall  
74 refuse to consider any application for rezoning based solely on the fact that the property is located  
75 outside the urban development area.

76 ~~ED.~~ Any ~~county, city, or town~~ locality that would be required to amend its plan pursuant to ~~this~~  
77 ~~section subsection B~~ that determines that its plan accommodates growth in a manner consistent with ~~this~~  
78 ~~section subsection B~~, upon adoption of a resolution ~~certifying describing~~ such ~~compliance~~

79 accommodation and describing any financial and other incentives for development in the areas that  
80 accommodate such growth, shall not be required to further amend its plan pursuant to subsection B.

81 ~~FE~~. Any county that amends its comprehensive plan pursuant to ~~this section~~ subsection B may  
82 designate one or more urban development areas in any incorporated town within such county, if the  
83 ~~governing body council~~ of the town has also amended its comprehensive plan to designate the same  
84 areas as urban development areas with at least the same density designated by the county.

85 ~~GE~~. To the extent possible, state and local transportation, housing, and economic development  
86 funding shall be directed to the urban development area, or in the case of a locality that adopts a  
87 resolution pursuant to subsection D, to the area that accommodates growth in a manner consistent with  
88 this section.

89 § 15.2-4208. General duties of planning district commissions.

90 Planning district commissions shall have the following duties and authority:

- 91 1. To conduct studies on issues and problems of regional significance;
- 92 2. To identify and study potential opportunities for state and local cost savings and staffing  
93 efficiencies through coordinated governmental efforts;
- 94 3. To identify mechanisms for the coordination of state and local interests on a regional basis;
- 95 4. To implement services upon request of member localities;
- 96 5. To provide technical assistance to state government and member localities;
- 97 6. To serve as a liaison between localities and state agencies as requested;
- 98 7. To review local government aid applications as required by § 15.2-4213 and other state or  
99 federal law or regulation;
- 100 8. To conduct strategic planning for the region as required by §§ 15.2-4209 through 15.2-4212;
- 101 9. To develop regional functional area plans as deemed necessary by the commission or as  
102 requested by member localities;
- 103 10. To assist state agencies, as requested, in the development of substate plans;
- 104 11. To participate in a statewide geographic information system, the Virginia Geographic  
105 Information Network, as directed by the Department of Planning and Budget; ~~and~~

106 12. To collect and maintain demographic, economic and other data concerning the region and  
107 member localities, and act as a state data center affiliate in cooperation with the Virginia Employment

108 Commission-; and

109 13. To provide planning assistance and data described in subdivision 12 to member localities as  
110 is necessary for their designations of urban development areas, as defined in § 15.2-2223.1.

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