

RICHMOND 300 ZONING CODE REFRESH

Initial Draft of Pattern Book and Framework Materials



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- 2** **Pattern Book and Framework Relationship**
- 3** **Draft Pattern Book**
- 4** **Draft Zoning Framework**

1. WHERE ARE WE?

OVERALL PROJECT TIMELINE



FEBRUARY - MAY 2024

PHASE 1 **PROJECT INITIATION**

Confirmation of timeline, development of engagement plan, review of existing materials and kick off visit with staff.

MAY - NOVEMBER 2024

PHASE 2 **PATTERN BOOK**

Analysis of existing and historic urban and architectural form.

*Staff to make selected updates to existing code, referencing Pattern Book metrics.
Purpose is to remove barriers to traditional patterns.*

PHASES 3-4 **ZONING CODE + DISTRICTS FRAMEWORK**

Analysis of existing code and conceptual framework / districts for new code, not yet addressing detailed metrics.

NOVEMBER 2024 - JANUARY 2026

PHASE 5 **DRAFT & FINAL ZONING CODE**

Development and testing of code metrics, graphics and administrative language.

STATUS OF ENGAGEMENT

TO DATE

Engagement Plan

- ✓ Initial Period (May-November) Engagement Plan

Engagement Events

- ✓ Planning Commission (May session)
- ✓ Zoning Advisory Council (June and July sessions)
- ✓ Board of Zoning Appeal
- ✓ Zoning 101 Sessions
- ✓ Meetings and tours with staff
- ✓ Meetings with stakeholders

THIS WEEK

Engagement Events

- + Zoning Advisory Council (August session)
- + Two Public Open Houses
- + Pop-Up Events
- + Meetings with stakeholders

BY NOVEMBER

Engagement Plan

- + Second Period (November 2024 - January 2026) Engagement Plan

Engagement Events

- + Monthly Zoning Advisory Council sessions
- + Panel Discussion (September)
- + Public Open House (November)
- + Meetings with staff and stakeholders

STATUS OF WORK

TO DATE

First (Partial) Drafts

- ✓ Pattern Book
- ✓ Zoning Code Framework

BY NOVEMBER

Second (Complete) Drafts

- + Pattern Book
- + Zoning Code and Districts Framework
- + Full Economic Feasibility Analysis (full analysis)

Final Documents

- + Pattern Book
- + Zoning Code and Districts Framework
- + Full Economic Feasibility Analysis (full analysis)

2. PATTERN BOOK AND FRAMEWORK RELATIONSHIP

WORK FLOW: PATTERN BOOK AND FRAMEWORK

INPUT

REFINEMENT

SYNTHESIS

OUTPUT

PATTERN BOOK ANALYSIS

- + What are the traditional patterns of built form and neighborhood development in Richmond?
- + Where is the current code misaligned with these traditional patterns?

CODE FRAMEWORK

- + What does Richmond 300 say about land use and built form?
- + Where is the current code misaligned with the goals of Richmond 300?

- + Public and stakeholder input
- + Best practices
- + Economic feasibility analysis

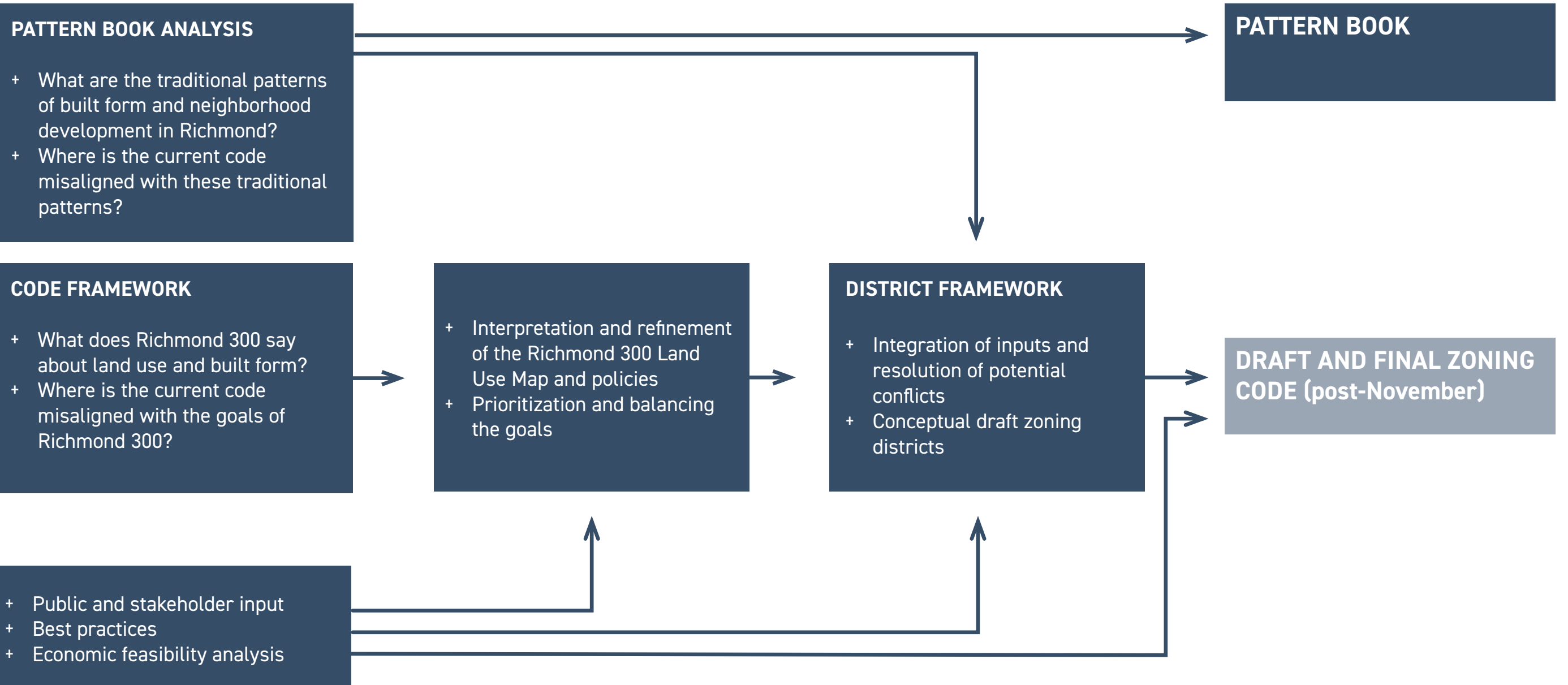
- + Interpretation and refinement of the Richmond 300 Land Use Map and policies
- + Prioritization and balancing the goals

DISTRICT FRAMEWORK

- + Integration of inputs and resolution of potential conflicts
- + Conceptual draft zoning districts

PATTERN BOOK

DRAFT AND FINAL ZONING CODE (post-November)



3. DRAFT PATTERN BOOK

WHY A PATTERN BOOK?

In alignment with the zoning update, key objectives include:

- 1. Identify patterns that will give us information about metrics that need to be regulated, which will inform the zoning reform process**
- 2. Communicate to the public why the zoning changes may be necessary to align the regulations with desirable existing built patterns**
- 3. Identifying areas with nonconformities. These are areas with existing buildings that would not be legal to build under current zoning regulations.**
- 4. Identify areas that have unbuilt zoning capacity, including unbuilt height and lot coverage, that may not be consistent with existing local built patterns.**

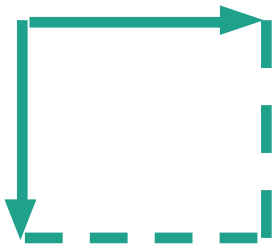
WHAT IS AN URBAN PATTERN?

- + Identify what is most prevalent **FORM** and **USE** conditions in a specific area of the city

WHAT IS A NONCONFORMITY?

- + When a property does not meet one or more of the existing requirements of the Zoning Code, it is known as a **“nonconformity”**

FORM NONCONFORMITIES



When requirements related to the form of the building are not met

USE NONCONFORMITIES



When requirements related to the way the building is used are not met

ANALYSIS ACROSS SCALES

City Scale



Mapping contextual patterns and misalignments between existing patterns and zoning.

Identify areas with nonconformities and areas with unbuilt zoning capacity.

What are the most prevailing types non-conformities visible at the city scale?

RESULT: City-wide misalignments and selection of 10 representative areas to analyze at the neighborhood scale

Neighborhood Scale

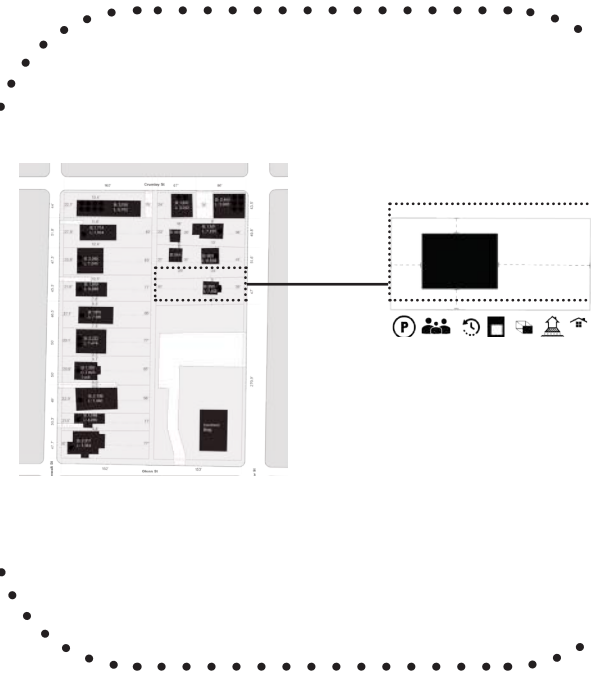


Mapping misalignments between existing patterns and zoning.

What are the most prevailing types of form non-conformities visible at the neighborhood scale?

RESULT: Sub-patterns in each representative study area. Select 12 representative blocks to test qualitative and metric-specific patterns

Block Scale



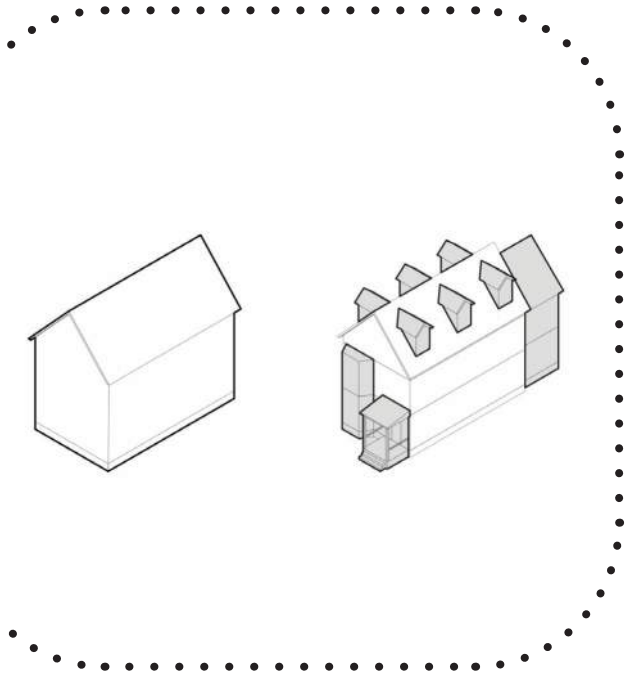
Illustrating misalignments between existing patterns and zoning.

Illustrating contextual patterns.

What are the most strategic things we need to regulate at the block scale?

RESULT: Sub-patterns in each block analyzed

Building Scale



Illustrating misalignments between existing patterns and zoning.

Illustrating relationship between buildings and the public realm.

What are the most strategic things we need to regulate at the building scale?

RESULT: Building taxonomy to test potential code changes.

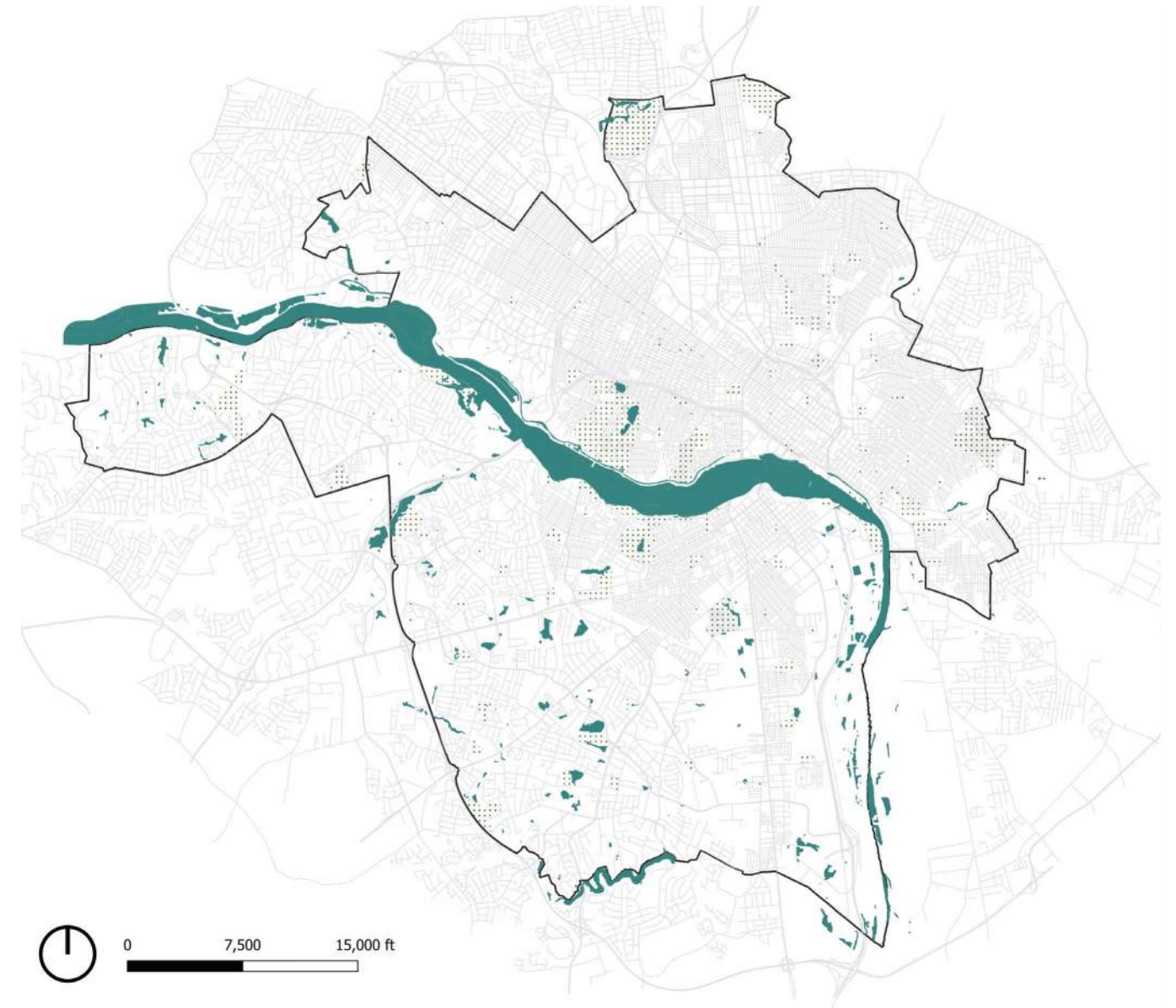
CITY SCALE ANALYSIS

Mapping contextual patterns

- + Historic patterns
- + Urban fabric patterns
- + Existing Land Use and Zoning

Mapping nonconformities between existing patterns and zoning

- + Parcel size
- + Building height
- + Unbuilt building height
- + Special Use Permits



CITY SCALE ANALYSIS

The background of the slide is a map of Richmond, Virginia. It shows the city's irregular boundary in a dark grey line. A prominent feature is the James River, shown in a teal color, winding through the city. The map is overlaid with a light grey grid representing parcel boundaries. Numerous small black dots are scattered across the map, indicating specific areas of interest or data points. A horizontal line is drawn across the top of the map, just below the title.

Where does the current zoning not reflect existing traditional patterns of parcel size and use- what planners like to call their “conformity”?

Where can we zoom in to unpack these disconnects?

HOW TO TEST FOR NONCONFORMITIES?

Comparing existing conditions with dimensions required by zoning:

PARCEL SIZE MIN

- + Parcel minimums for Single-Family and Two-Family
- + Parcel minimum range for zoning with multiple metrics

Parcels with multi-family buildings were excluded due to lack of comparable data. Parcel minimums are defined by unit count in a case-by-case basis.

BUILDING HEIGHT MAX

- + Comparison of current building height to the allowed height by zoning
- + Height was calculated by allowed stories

UNBUILT BUILDING HEIGHT

- + Comparison of current building heights that are below the potential height allowed by zoning
- + Height was calculated by allowed stories

Where does the current zoning not reflect existing patterns of lot size, height, and use?

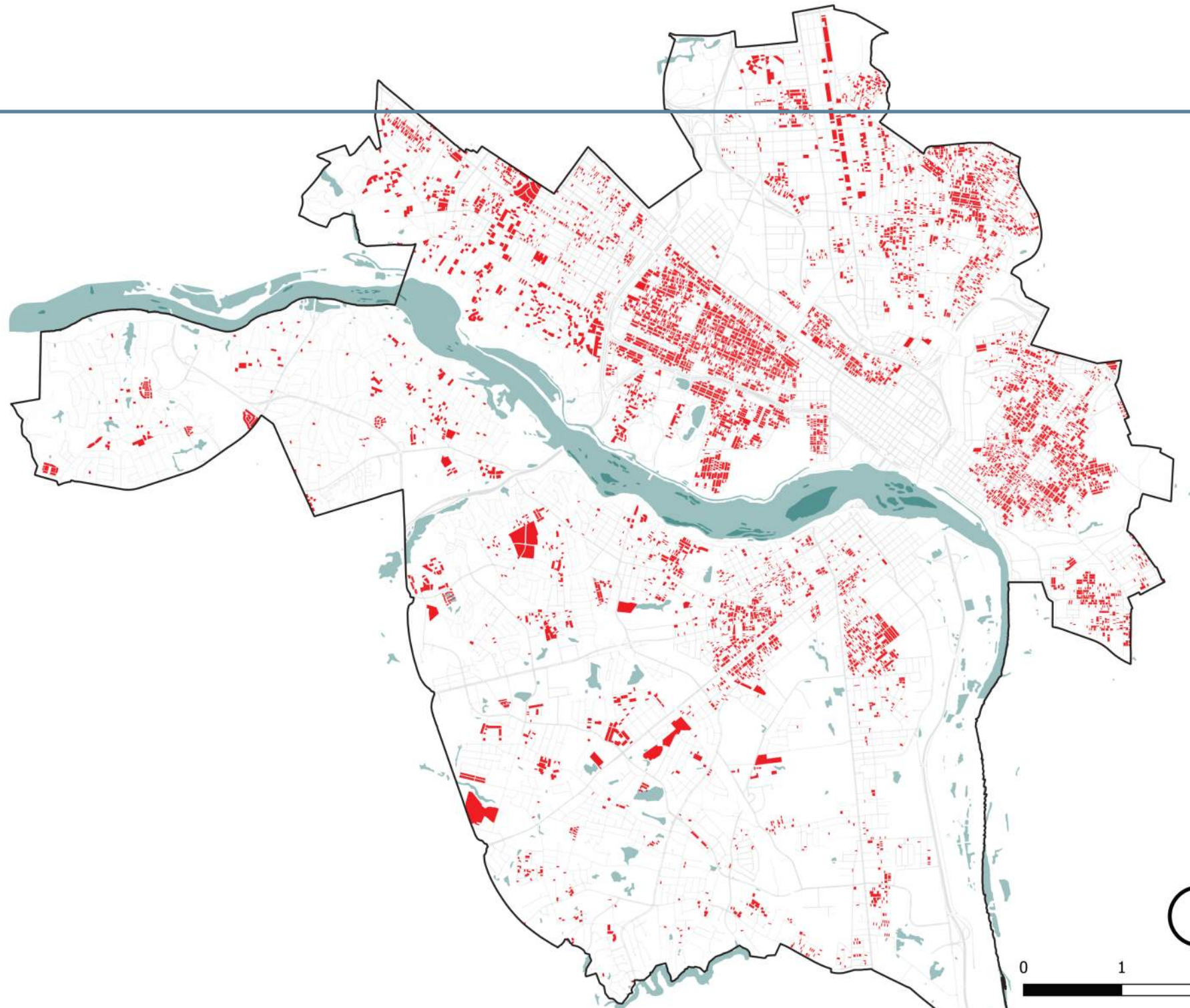
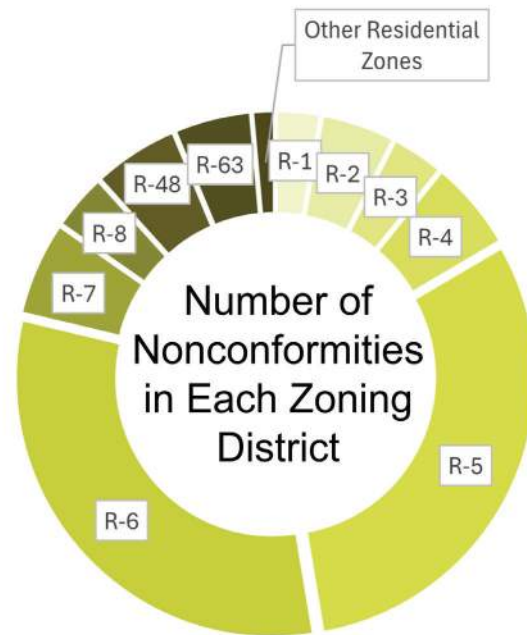
Where has the city seen the most special permit requests to bridge those misalignments?

Where can we zoom in to unpack these disconnects?

PARCEL SIZE

NONCONFORMING FORM

- + **27% of parcels** citywide are smaller than the minimum required by current zoning
- + The two zones with the **most nonconformities** was the **R-5 Single-Family Residential District** and **R-6 Single-Family Attached Residential District**, with **31% of parcels** in each district being nonconforming

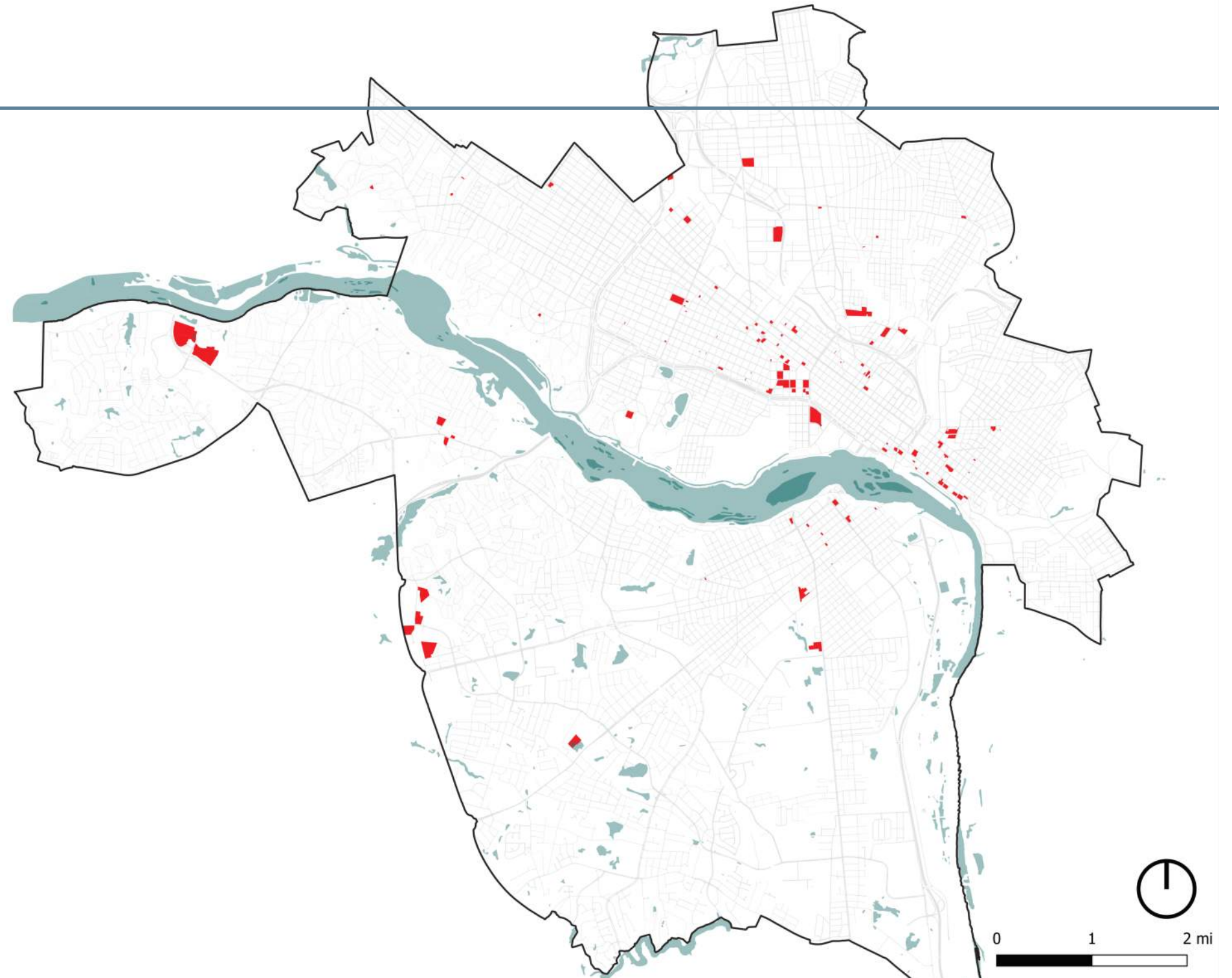


Legend
■ Lot size nonconformities for residential parcels

BUILDING HEIGHT

NONCONFORMING FORM

- + Less than 1% of parcels citywide are nonconforming with zoned building height
- + Most buildings that exceed allowed height are around the downtown area

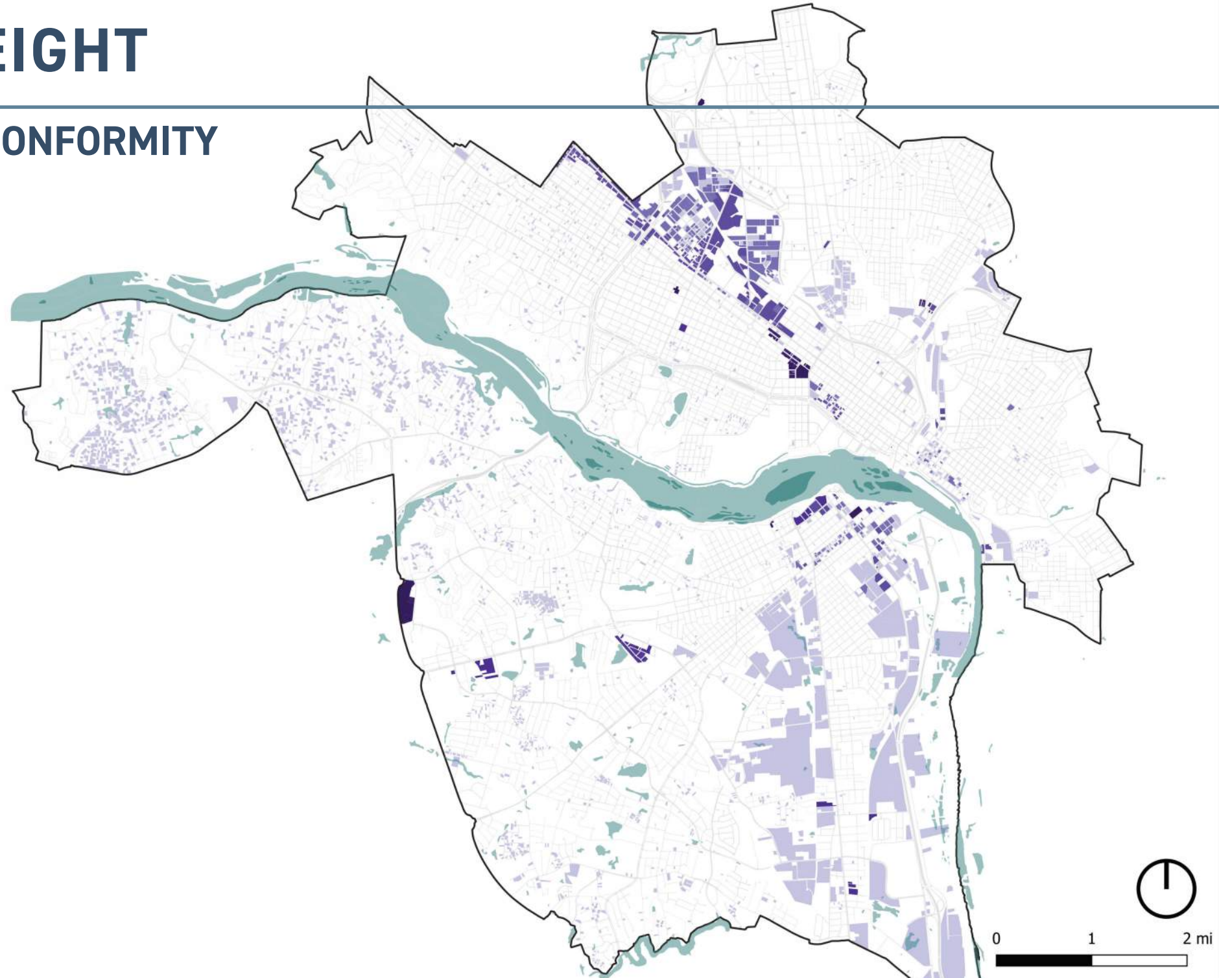


Legend
■ Building height nonconformities

UNBUILT BUILDING HEIGHT

DEGREE OF BUILDING HEIGHT NONCONFORMITY

+ There are pockets of unbuilt height concentrated at Mixed-use and TOD districts, and at industrial zones



Legend

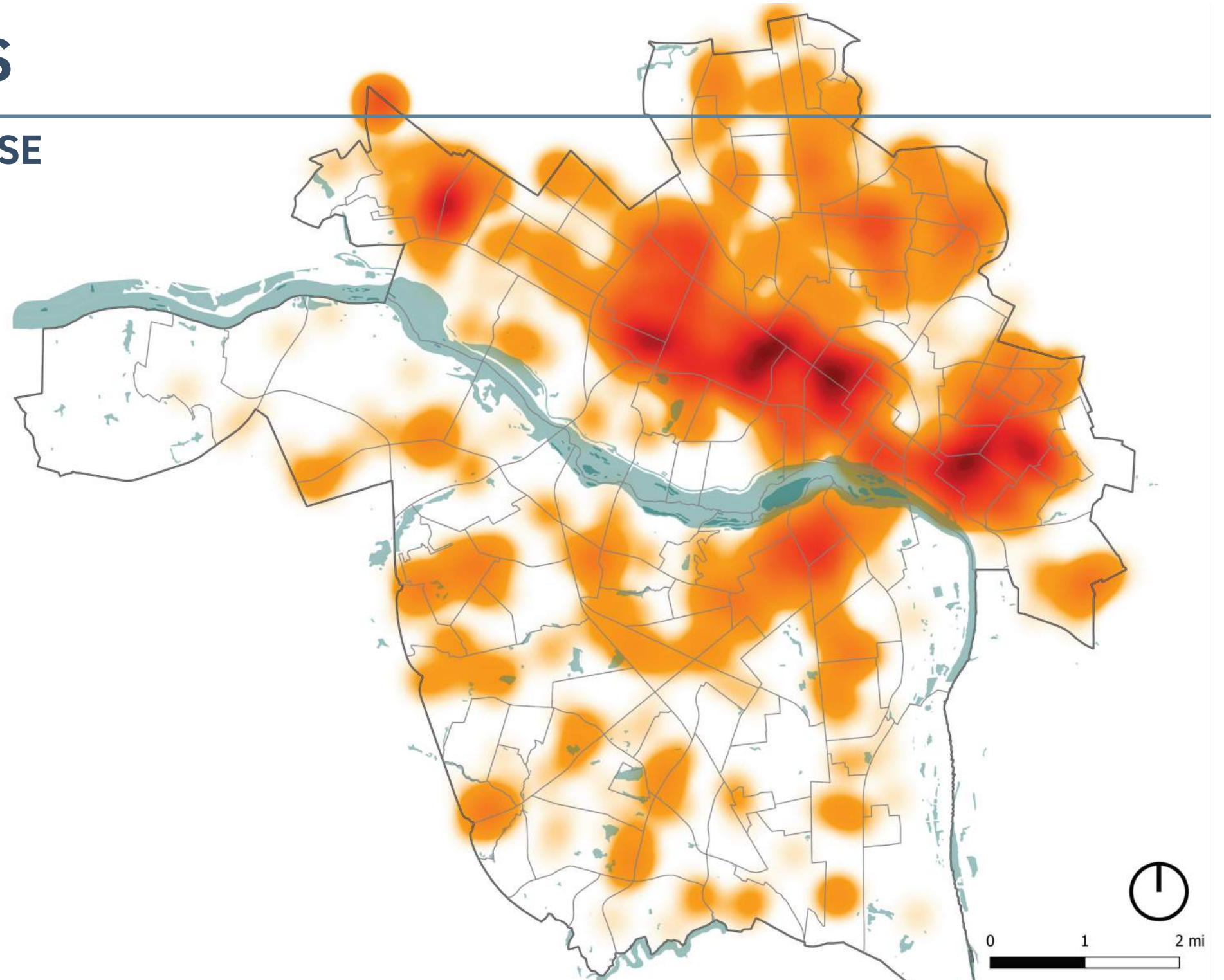
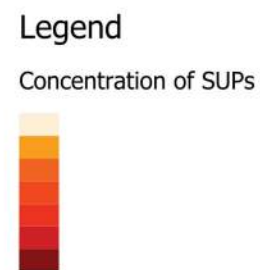
Unbuilt building height under existing zoning

- 12 to 14 stories
- 9 to 12 stories
- 6 to 9 stories
- 4 to 6 stories
- 3 to 4 stories

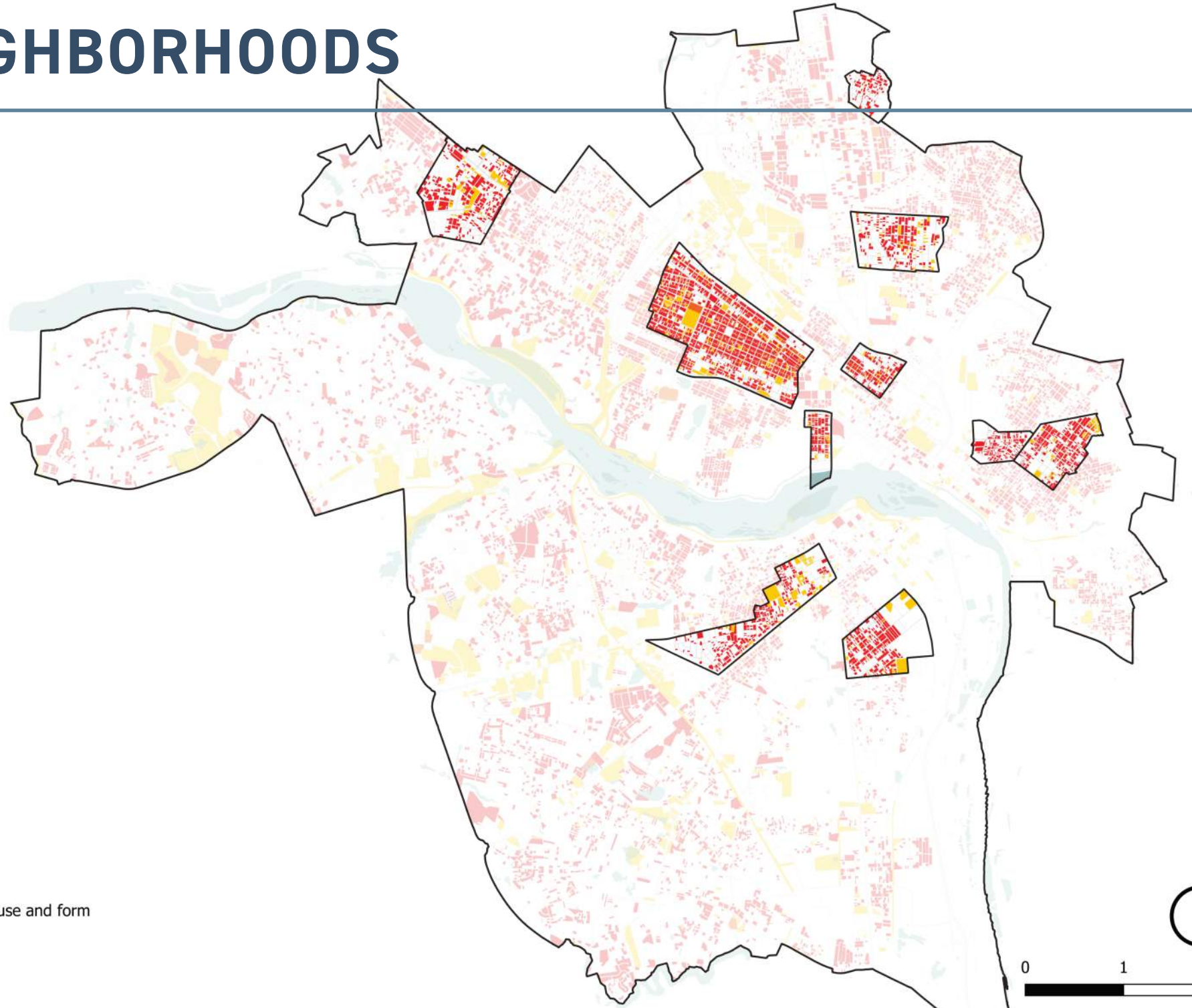
SPECIAL USE PERMITS

NONCONFORMING FORM AND/OR USE

Neighborhood	SUP Count
The Fan	151
The Museum District	66
Church Hill	60
Church Hill North	52
Three Chopt	47
Jackson Ward	42
Monroe Ward	42
Carytown	37
Shockoe Bottom	33
Carver	32
Westhampton	31
Scott's Addition	29
Swansboro	29
Manchester	28
Northern Barton Heights	27
Ginter Park	26
Union Hill	21
VCU	21
Oregon Hill	18



REPRESENTATIVE NEIGHBORHOODS



Neighborhood	Dominant Zoning
Jackson Ward	R-6
Oak Grove	R-5
Church Hill North	R-6
The Fan / Museum District	R-6
Union Hill	R-63
Swansboro / Swansboro West	R-5
Oregon Hill	R-7
Northern Barton Heights	R-5
Three Chopt / Westhampton	R-4
Washington Park	R-5

Legend
 Nonconforming parcels by use and form
 Use
 Form
 Both

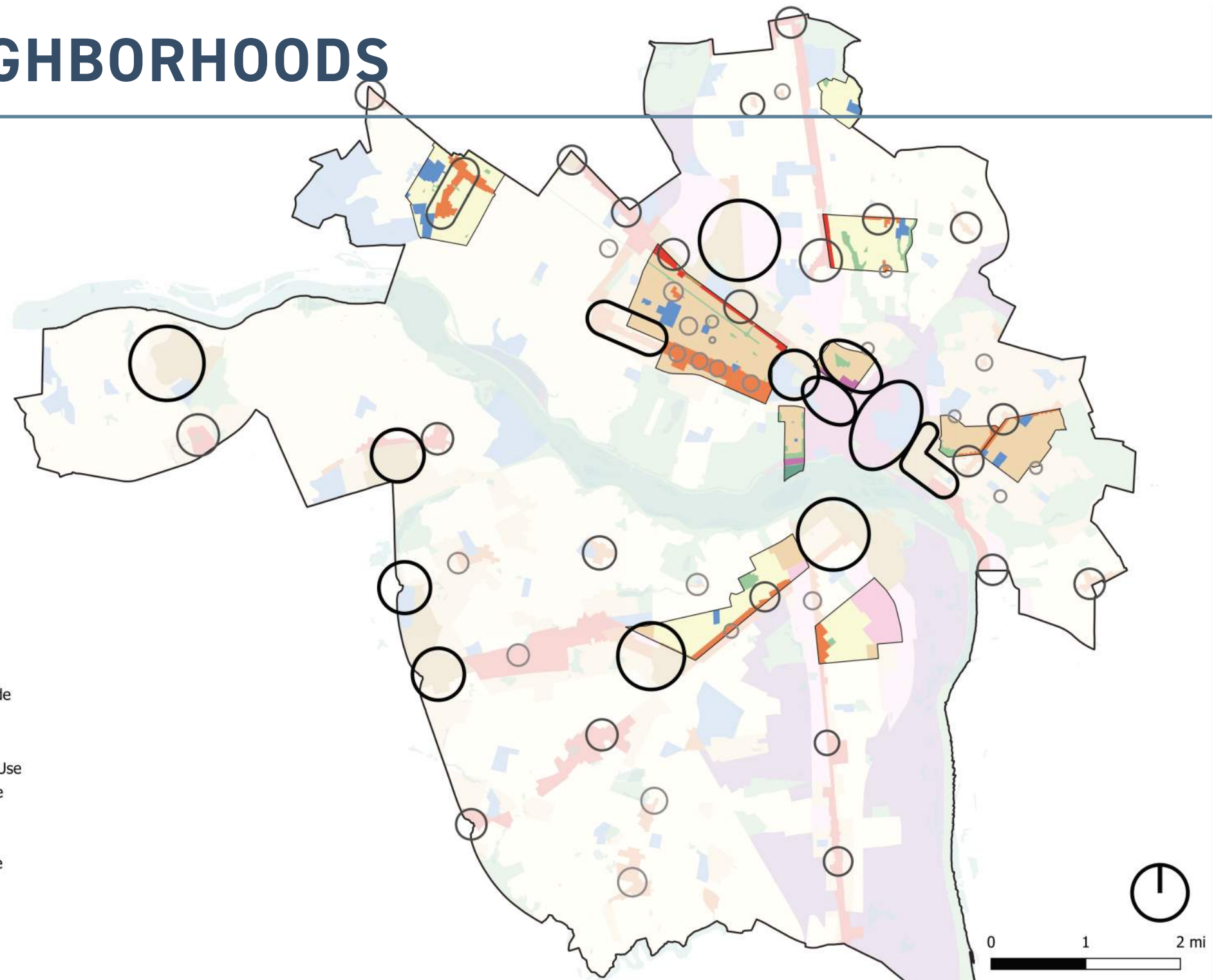
REPRESENTATIVE NEIGHBORHOODS

Neighborhood	Dominant Zoning
Jackson Ward	R-6
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Oregon Hill	R-7
Northern Barton Heights	R-5
Three Chopt / Westhampton	R-4
Washington Park	R-5

Legend

Richmond 300
 Richmond 300 Nodes
 □ Micro Node
 □ Neighborhood Node
 □ National/Regional Node

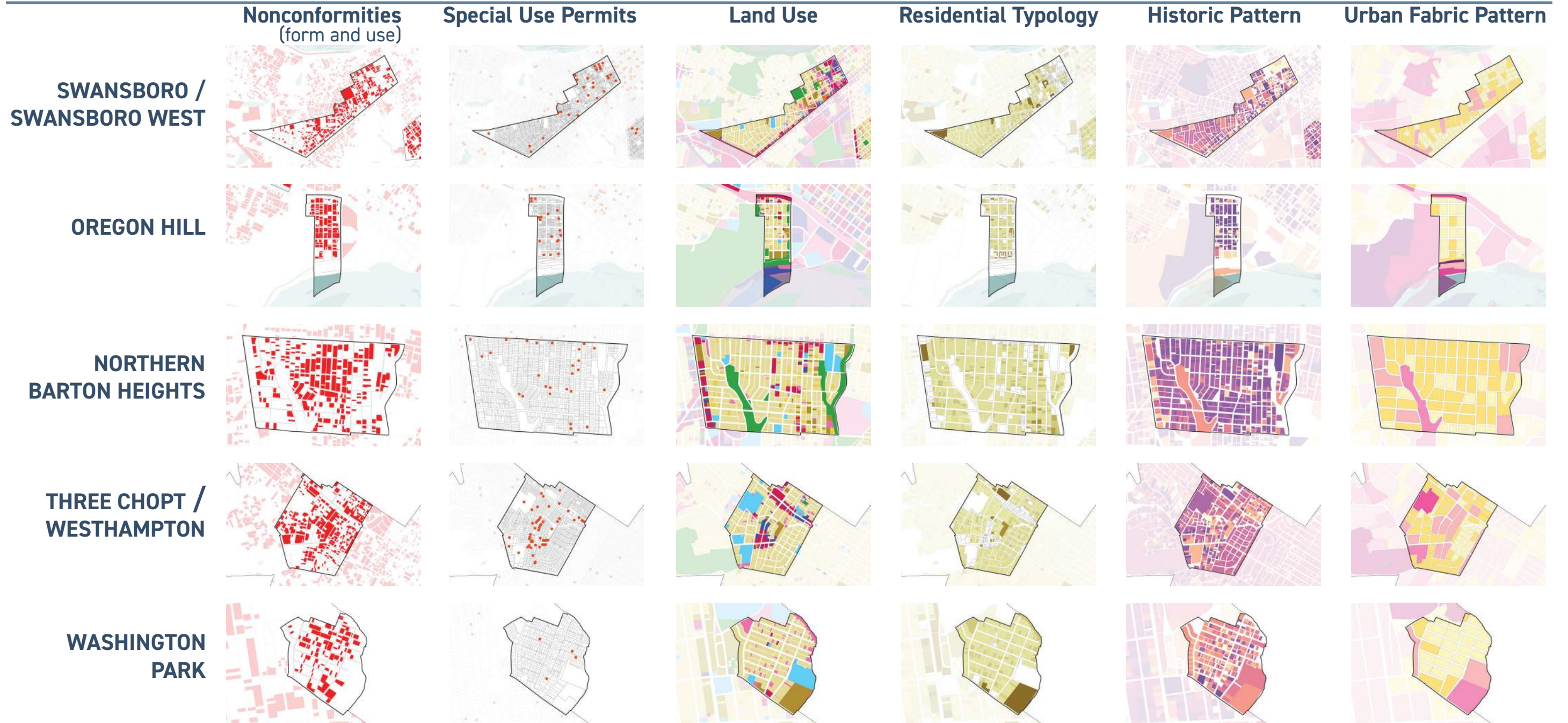
Richmond 300 FLU
 Residential
 Neighborhood Mixed-Use
 Community Mixed-Use
 Corridor Mixed-Use
 Industrial Mixed-Use
 Destination Mixed-Use
 Downtown
 Industrial
 Institutional
 Public Open Space



COMPARISON MATRIX



COMPARISON MATRIX



NEIGHBORHOOD SCALE ANALYSIS

Use nonconformities

- + Existing Land Use and Richmond 300 Land Uses
- + Land Use Nonconformities

Form nonconformities

- + Parcel size
- + Parcel frontage
- + Lot coverage
- + Unit per parcel



NEIGHBORHOOD SCALE ANALYSIS

What are the finer-grained patterns found in these representative areas and do they align with existing zoning regulations?

Which study areas have more disconnects?

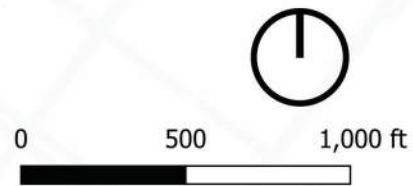
SAMPLE NEIGHBORHOOD: JACKSON WARD



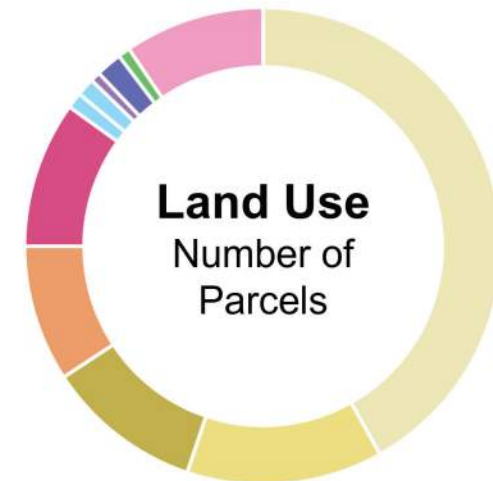
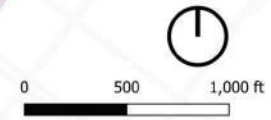
JACKSON WARD: LAND USE



- Jackson Ward**
- ▭ Parcels with nonconforming use
 - Land Use**
 - Single Family
 - Duplex (2 Family)
 - Multi-Family
 - Mixed-Use
 - Commercial
 - Government
 - Institutional
 - Industrial
 - Office
 - Public-Open Space
 - Vacant



- Jackson Ward**
- Future Land Use**
- Neighborhood Mixed-Use
 - Destination Mixed-Use
 - Downtown
 - Public Open Space



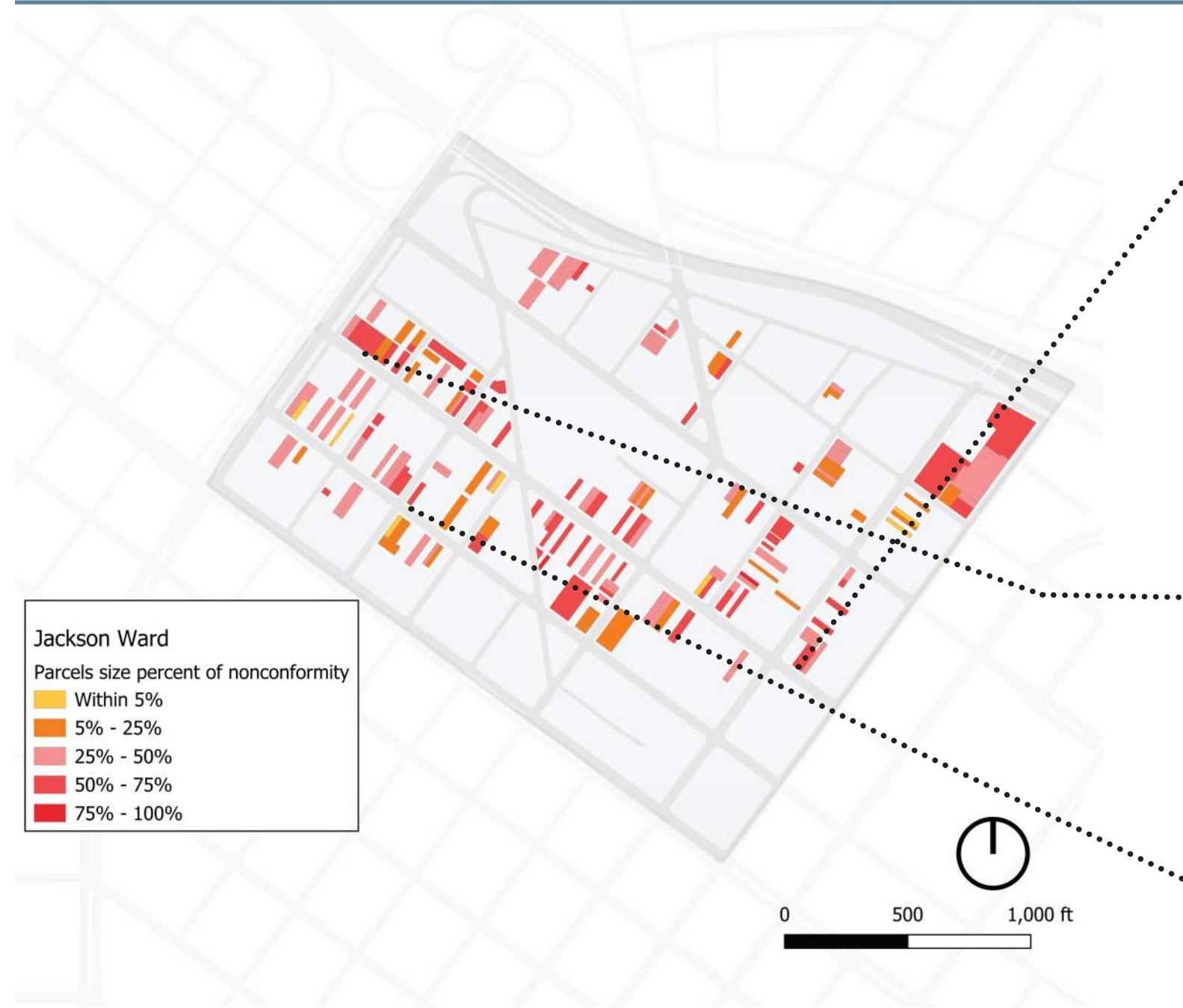
JACKSON WARD: PARCEL SIZE



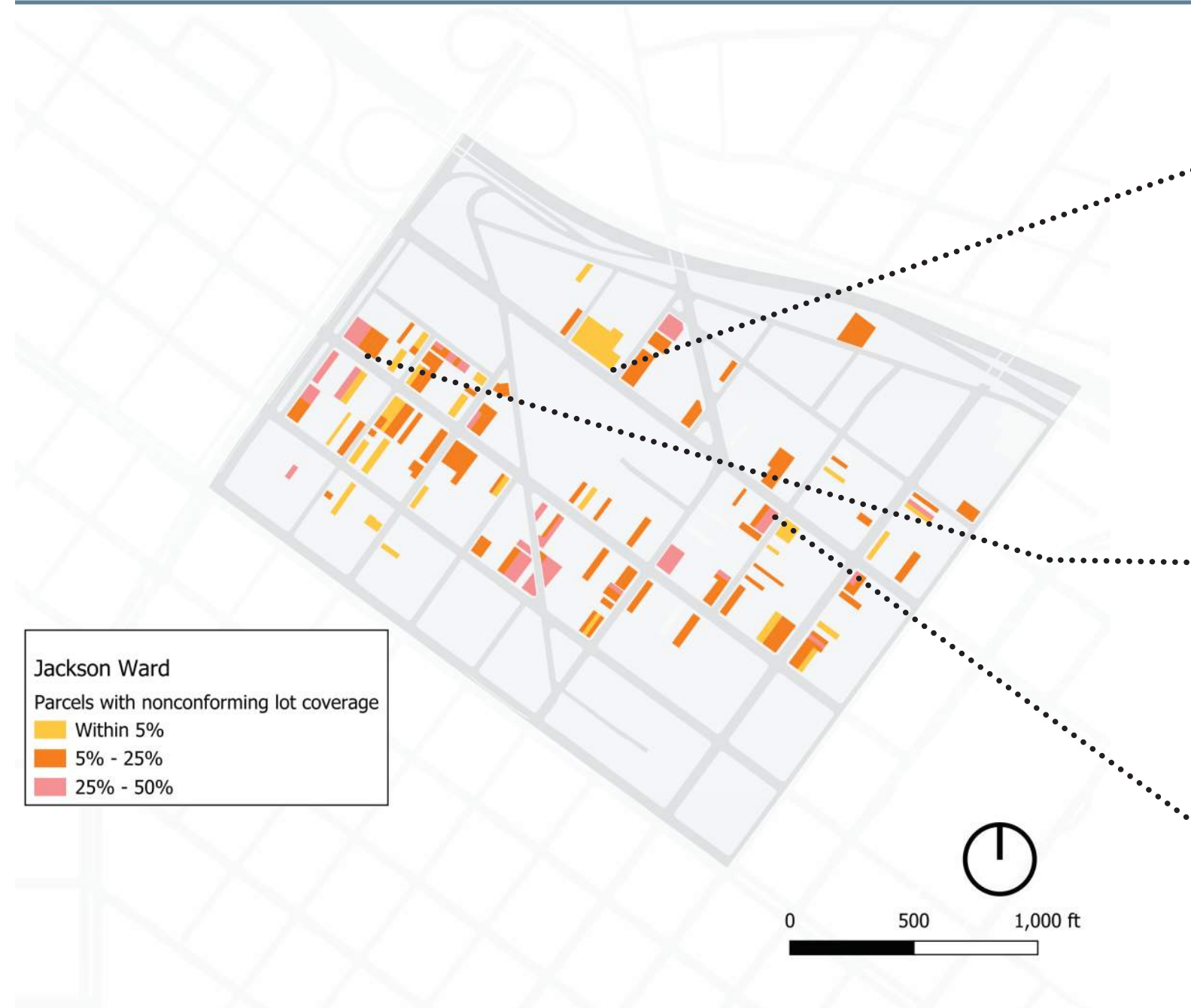
JACKSON WARD: PARCEL SIZE NONCONFORMITY



JACKSON WARD: PARCEL FRONTAGE

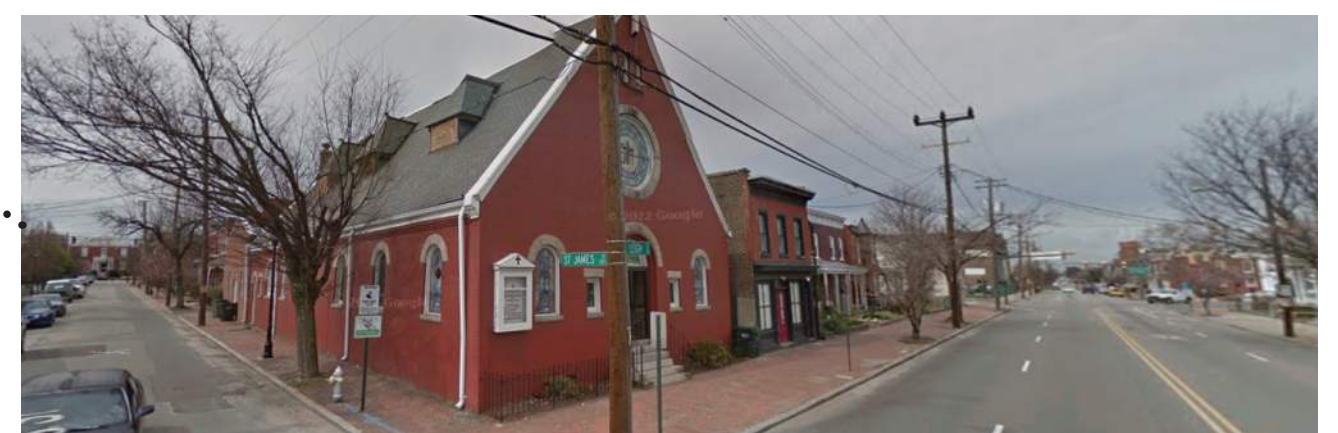
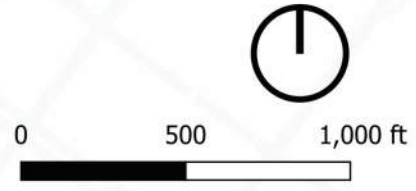


JACKSON WARD: LOT COVERAGE



Jackson Ward
Parcels with nonconforming lot coverage

- Within 5%
- 5% - 25%
- 25% - 50%



JACKSON WARD: NONCONFORMITIES



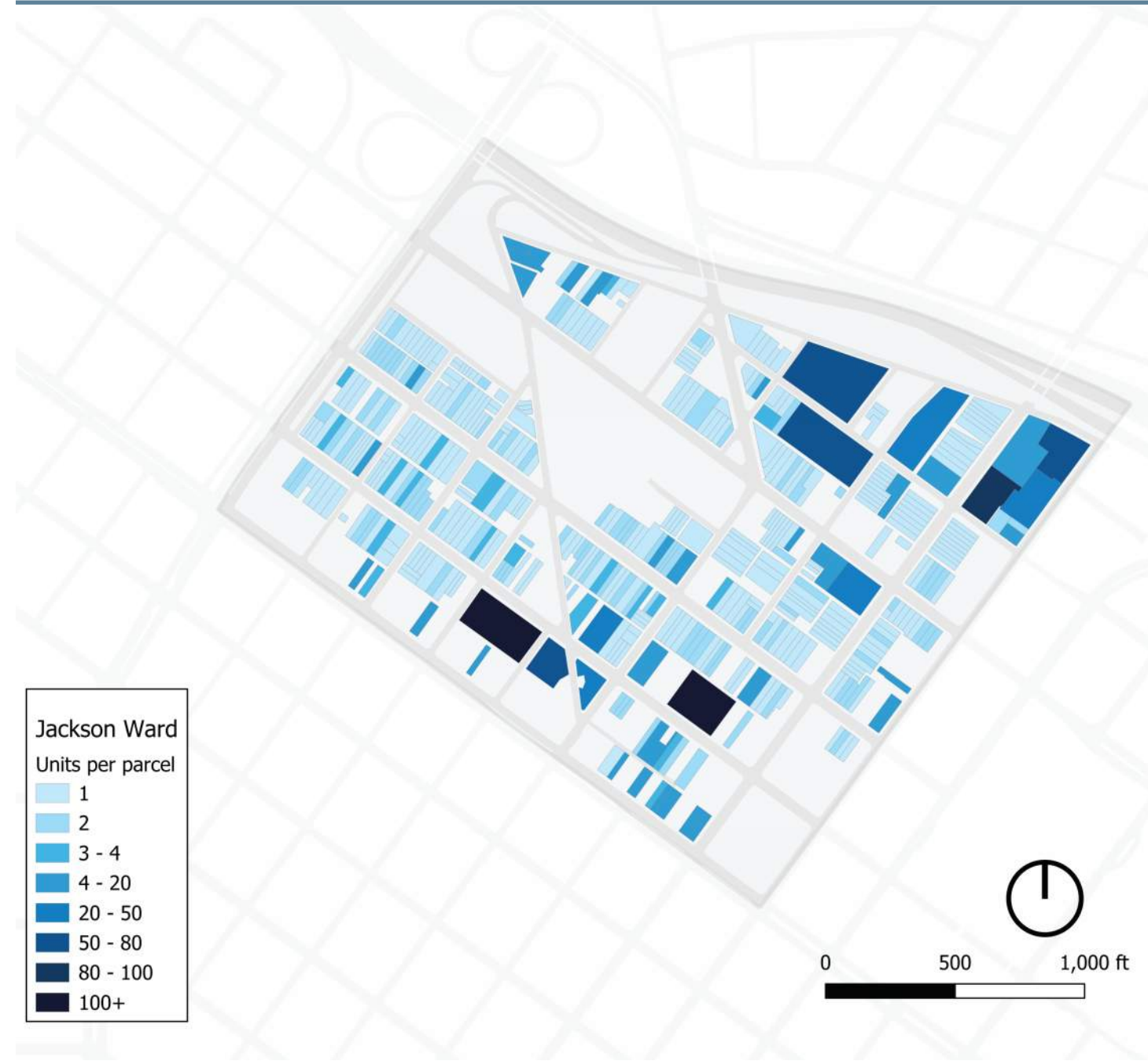
Jackson Ward
Nonconformities

- Use
- Form
- Both

62% of all parcels in Jackson Ward are nonconforming based on lot size, lot coverage, building height, frontage, and/or use.

- 4% Due to Use
- 55% Due to Form
- 3% Due to Both

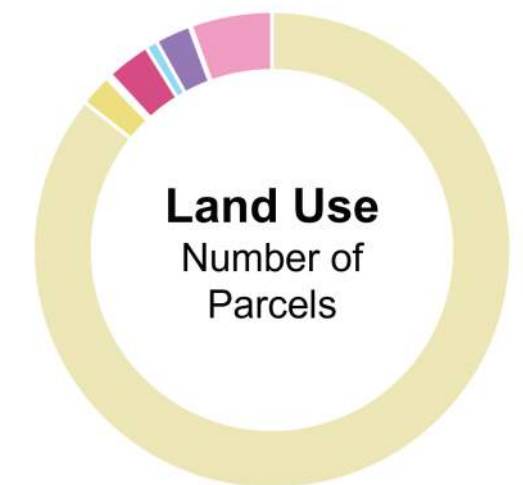
JACKSON WARD: UNITS PER PARCEL



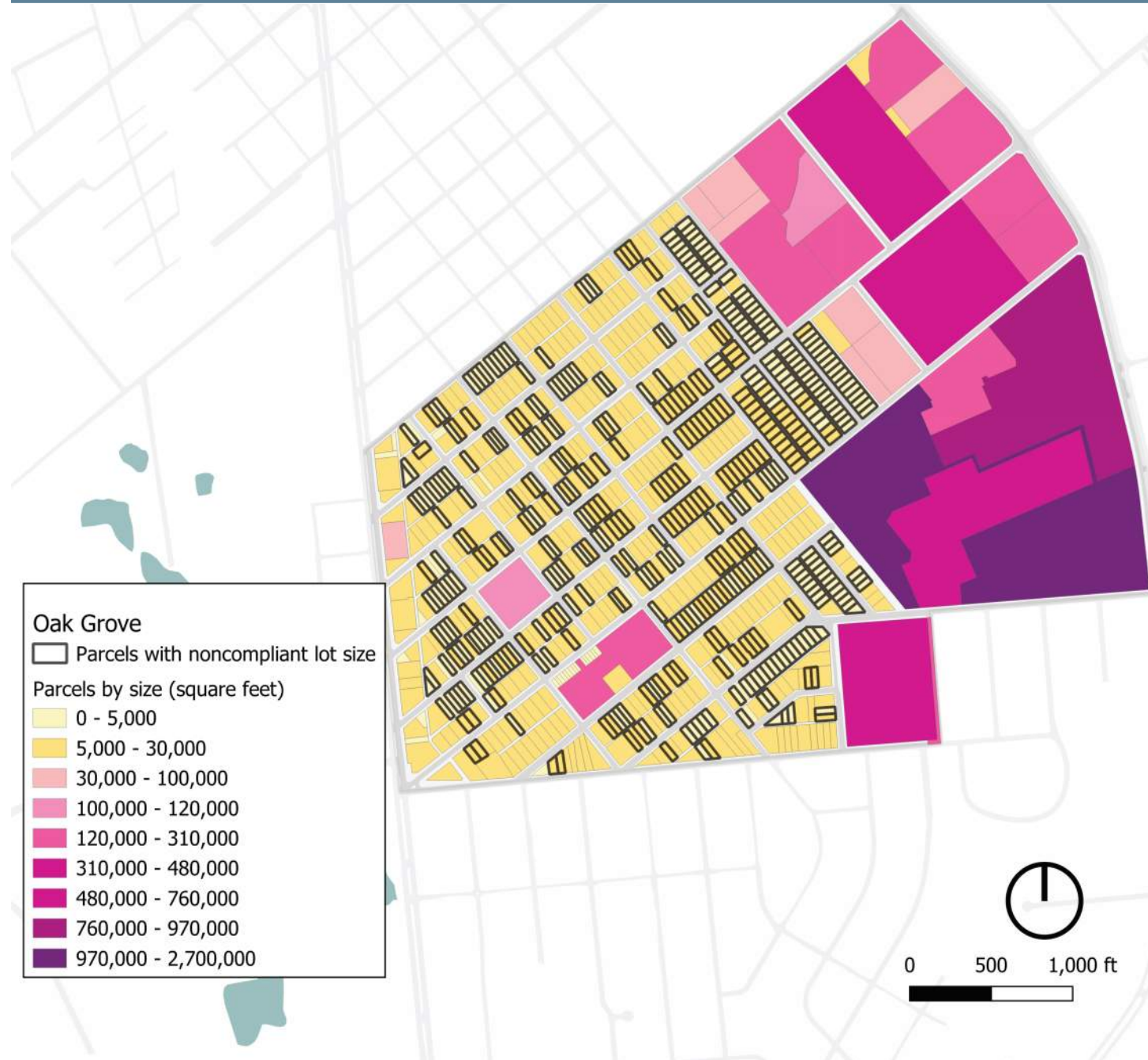
SAMPLE NEIGHBORHOOD: OAK GROVE



OAK GROVE: USE



OAK GROVE: PARCEL SIZE



OAK GROVE: PARCEL SIZE NONCONFORMITY



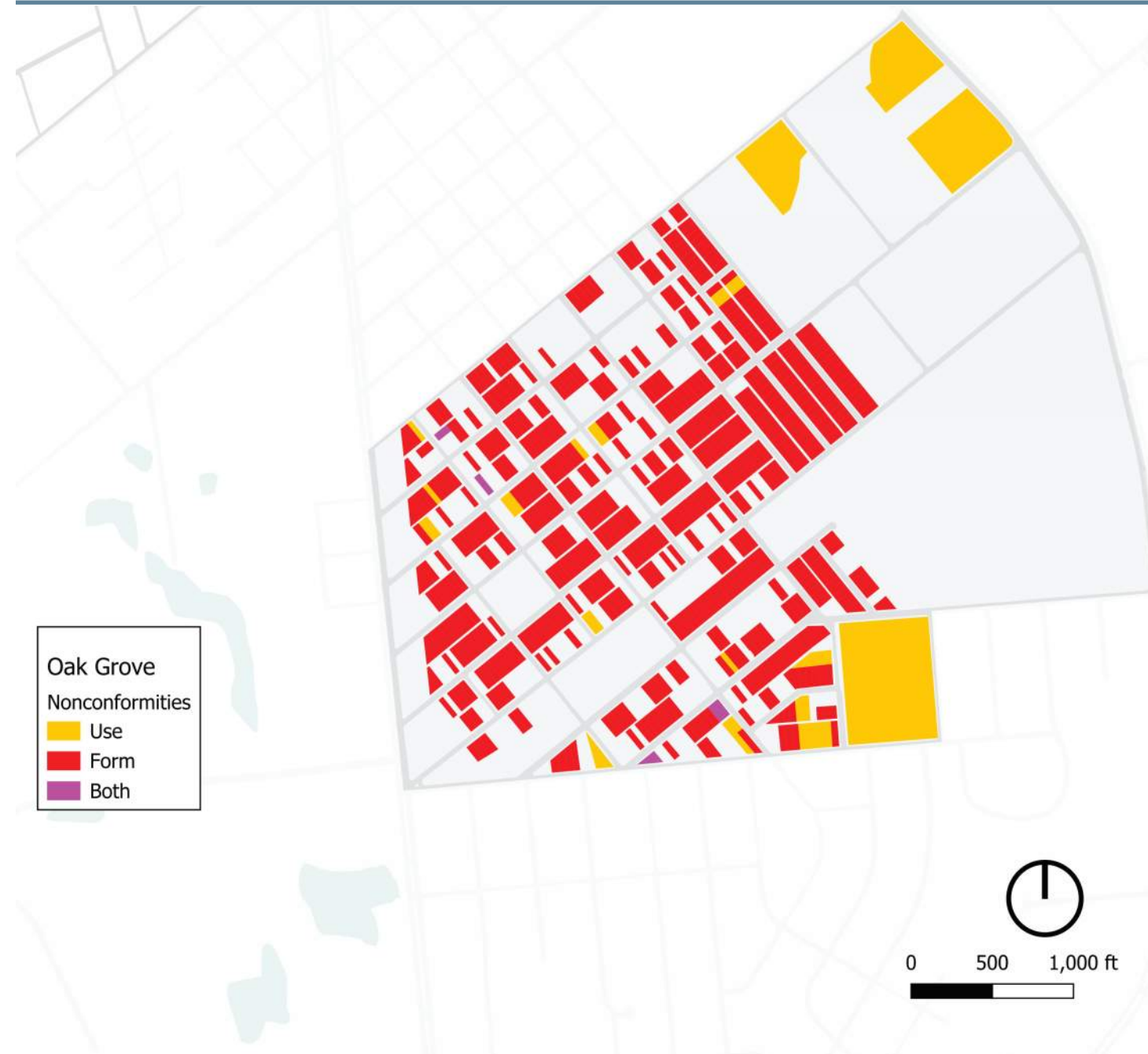
OAK GROVE: PARCEL FRONTAGE



OAK GROVE: LOT COVERAGE



OAK GROVE: NONCONFORMITIES



68% of all parcels in Oak Grove are nonconforming based on lot size, lot coverage, building height, frontage, and/or use.

- 2.5% Due to Use
- 65% Due to Form
- 0.5% Due to Both

OAK GROVE: UNITS PER PARCEL



4. DRAFT CODE FRAMEWORK

DRAFT CODE FRAMEWORK

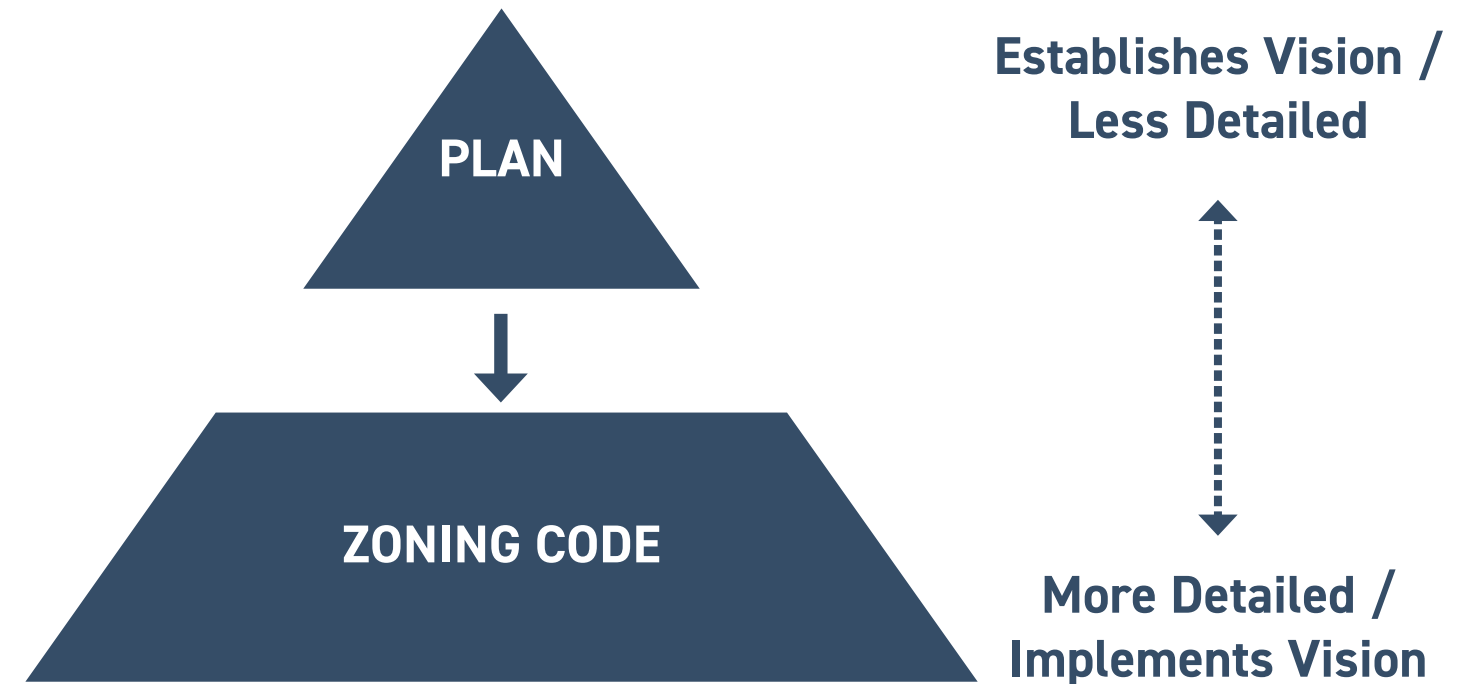
OVERVIEW

Implementing Richmond 300 through Zoning

- + Richmond 300 provides a vision, but **requires a zoning code** to implement its land use policies in detail
- + The zoning code **must comply with the intent** of Richmond 300, but can also incorporate other inputs
- + Richmond 300's land uses provide the **initial parameters for zoning districts**
- + Most land uses will be implemented through **multiple zoning districts** that capture gradations and specificities beyond what could be included in Richmond 300
- + New zoning districts should be considered very carefully, to ensure that their **intent is clear and that redundancy is avoided**

Intent of This Phase of Work

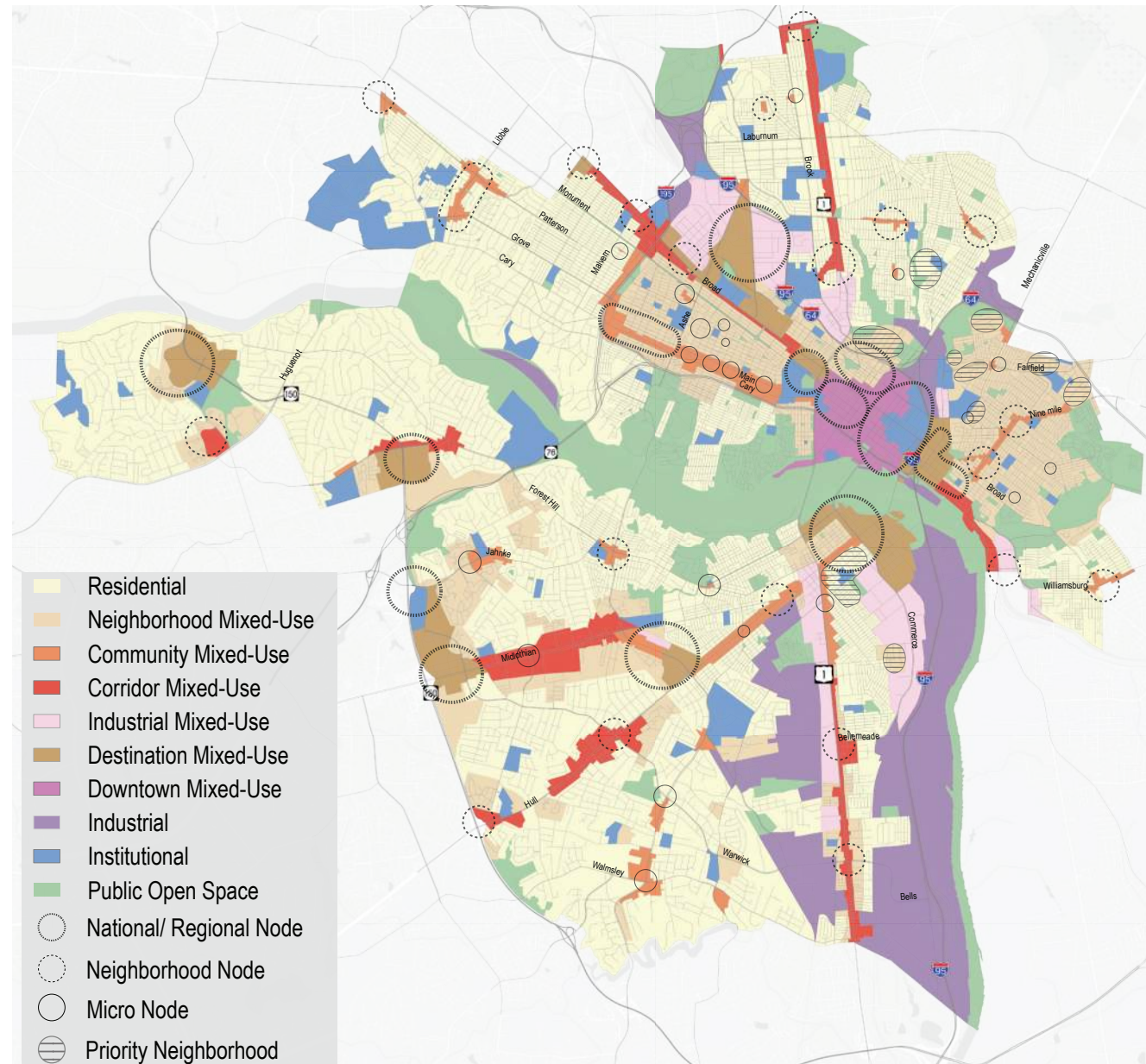
- + **Understand the land use vision** of Richmond 300
- + Identify how Richmond 300's land uses **align with the current zoning code**, and analyze **whether or not it is achieving their aims**
- + Identify barriers to achieving modest **"missing middle" intensification**
- + Seek to **understand how future zoning districts** should be defined to **best implement Richmond 300**



Zoning codes take direction from a plan, expanding on it and adding the specificity and detail required to implement it at the individual lot level

RICHMOND 300

LAND USE



KEY ELEMENTS

Land Use Categories




- + Richmond 300 approved in 2020
- + **10 land use categories** for the city, mapped in detail
- + **6 are mixed use!**
- + General parameters assigned to each, going beyond traditional land use
- + These speak to **development style, ground floor design, mobility, intensity, and use**

Nodes

- + Land use categories are overlaid by nodes, where **extra intensity is generally expected**
- + The plan also establishes **specific parameters for nodes**, including maximum heights
- + Nodes are **mapped conceptually** only
- + Sometimes extra intensity is expected **along major streets**, which are identified in the plan




RICHMOND 300

LAND USE CATEGORIES

	PUBLIC OPEN SPACE	INSTITUTIONAL	INDUSTRIAL
			
Development Style	+ Passive and active recreation areas, natural habitat, cemeteries and plazas	+ Buildings owned by an institution with a character that creates a campus-like environment	+ Designed with the specific needs of industrial users + Buffered from other uses
Ground Floor Design	+ n/a	+ Active uses on street-oriented commercial frontage	+ n/a
Mobility	+ Designed in a manner to allow access by all modes of transportation	+ Pedestrian, bicycle, and transit access + No ground floor parking	+ Pedestrian, bicycle, and transit access + Vehicle entrances located off alleys or secondary streets
Intensity	+ n/a	+ Height: Varies	+ Height: 1-3 stories
Primary Uses	+ Open space	+ Institutional and government	+ Industrial
Secondary Uses	+ Institutional and government	+ Multi-family residential + Retail/office/service	+ Retail/office/service

RICHMOND 300

LAND USE CATEGORIES

			
Development Style	<ul style="list-style-type: none"> + Higher-density and transit-oriented development + Historic buildings adapted for a new use 	<ul style="list-style-type: none"> + Higher-density, transit-oriented development encouraged on vacant or underutilized sites 	<ul style="list-style-type: none"> + Low-scale, post-industrial buildings that have been adapted + Some light industrial may remain
Ground Floor Design	<ul style="list-style-type: none"> + High transparency + Active commercial uses 	<ul style="list-style-type: none"> + High transparency 	<ul style="list-style-type: none"> + High transparency + Active commercial uses
Mobility	<ul style="list-style-type: none"> + Pedestrian, bicycle, and transit access + Parking located within structure or at rear 	<ul style="list-style-type: none"> + Pedestrian, bicycle, and transit access + Parking located at rear (parking prohibited as principal use) 	<ul style="list-style-type: none"> + Pedestrian, bicycle, and transit access + Parking located at rear + Loading for trucks must be off street
Intensity	<ul style="list-style-type: none"> + Height: minimum 5+ stories 	<ul style="list-style-type: none"> + Height: minimum 5+ stories 	<ul style="list-style-type: none"> + Height: 2-8 stories
Primary Uses	<ul style="list-style-type: none"> + Multi-family residential + Retail/office/service + Institutional/government 	<ul style="list-style-type: none"> + Multi-family residential + Retail/office/service 	<ul style="list-style-type: none"> + Multi-family residential + Retail/office/service
Secondary Uses	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + Institutional/government 	<ul style="list-style-type: none"> + Institutional/government

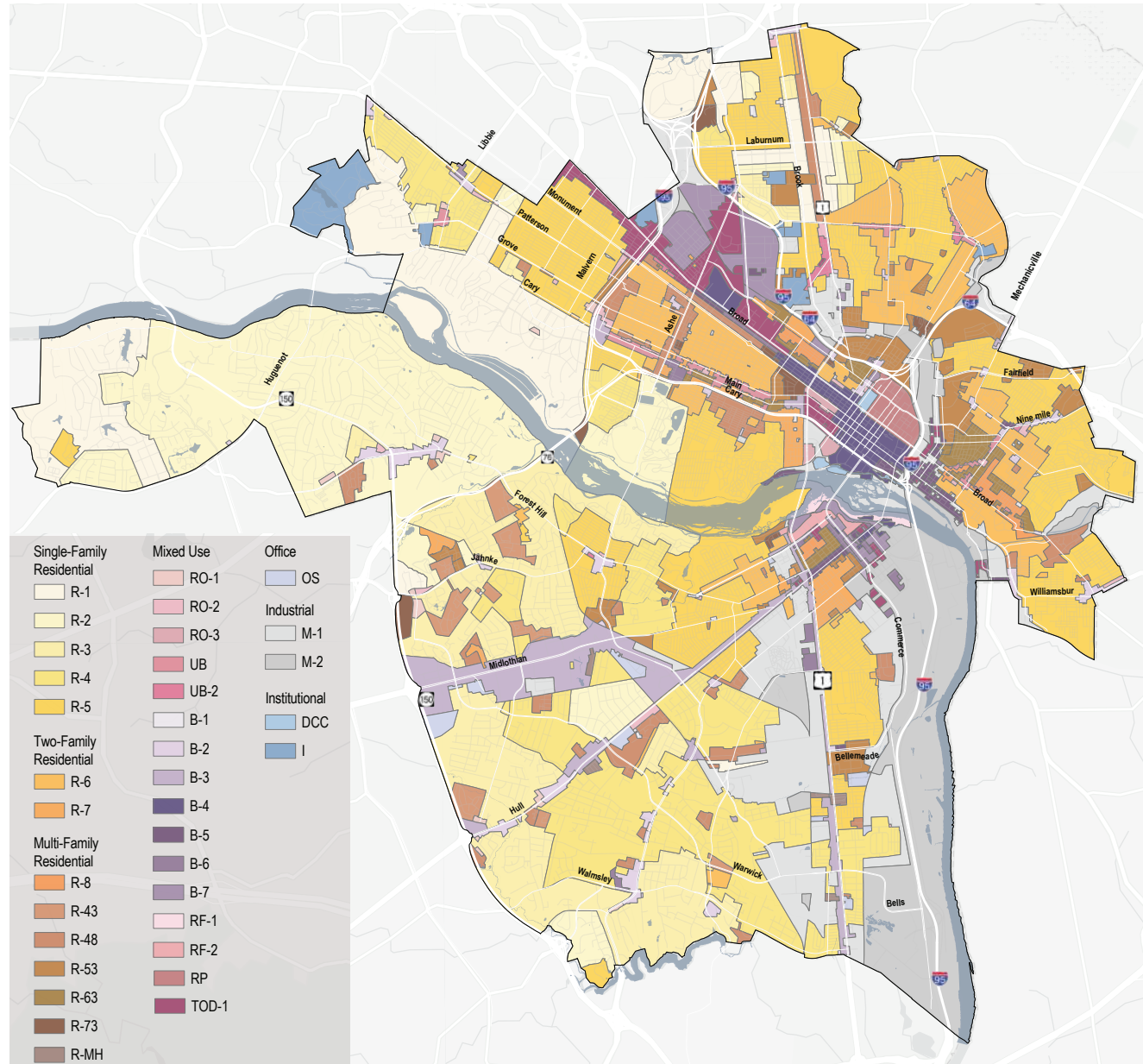
RICHMOND 300

LAND USE CATEGORIES

	CORRIDOR MIXED USE	COMMUNITY MIXED USE	NEIGHBORHOOD MIXED USE	RESIDENTIAL
				
Development Style	<ul style="list-style-type: none"> + Variety of building types with uses mixed horizontally or vertically 	<ul style="list-style-type: none"> + Variety of building types with uses mixed horizontally or vertically 	<ul style="list-style-type: none"> + Variety of building types + Future development should complement existing context 	<ul style="list-style-type: none"> + Single-family, ADUs, duplexes, and small multi-family
Ground Floor Design	<ul style="list-style-type: none"> + High transparency + Active commercial uses 	<ul style="list-style-type: none"> + High transparency 	<ul style="list-style-type: none"> + Street-oriented facades + Openings facing the streets + Privacy features for residential 	<ul style="list-style-type: none"> + n/a
Mobility	<ul style="list-style-type: none"> + Pedestrian, bicycle, and transit access + Parking located within structure or at rear 	<ul style="list-style-type: none"> + Pedestrian, bicycle, and transit access + Parking located within structure or at rear 	<ul style="list-style-type: none"> + Pedestrian, bicycle, and transit access + Parking at rear 	<ul style="list-style-type: none"> + Prioritizes bicycle and pedestrian access + Transit on edges of neighborhoods
Intensity	<ul style="list-style-type: none"> + Height: 2-10 stories + Stepping down in height near residential or historical areas 	<ul style="list-style-type: none"> + Height: 2-6 stories + Stepping down in height near residential or historical areas 	<ul style="list-style-type: none"> + Height: 2-4 stories (4+ stories on major streets)* + Lot size: 1,500-5,000 sq ft 	<ul style="list-style-type: none"> + Height: 1-3 stories + Lot size: 5,000-20,000+ sq ft
Primary Uses	<ul style="list-style-type: none"> + Multi-family residential + Retail/office/service 	<ul style="list-style-type: none"> + Multi-family residential + Retail/office/service 	<ul style="list-style-type: none"> + Single-family and ADUs + Duplex and small multi-family 	<ul style="list-style-type: none"> + Single-family and ADUs
Secondary Uses	<ul style="list-style-type: none"> + Single-family + Institutional/government 	<ul style="list-style-type: none"> + Single-family + Institutional/government 	<ul style="list-style-type: none"> + Major Streets: Large multi-family (over 10 units) + Retail/office/service uses + Institutional/government 	<ul style="list-style-type: none"> + Major Streets: Duplex, small multi-family (3-10 units) + Institutional/government

CURRENT ZONING CODE

SUMMARY OF ZONING DISTRICTS



KEY ELEMENTS

Overview

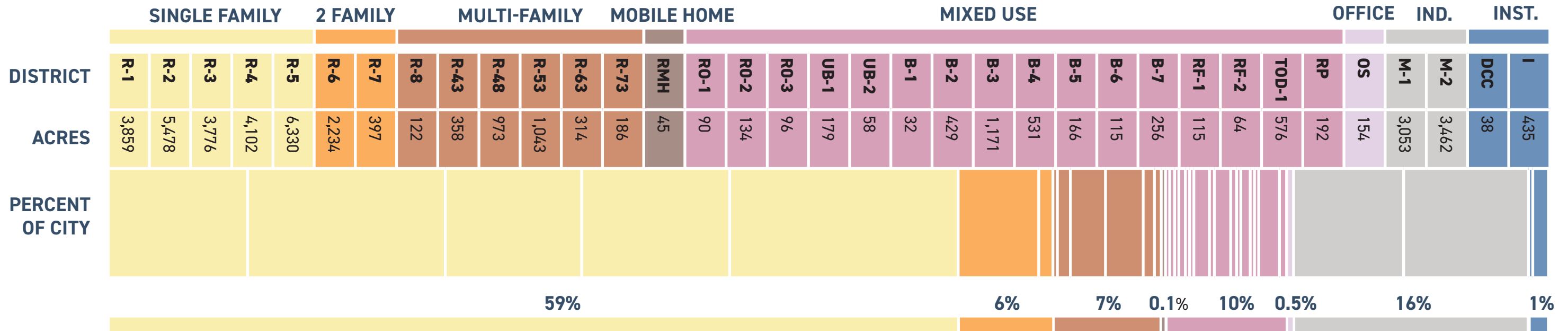
- + **Last comprehensively updated in 1976**, predating Richmond 300 by 44 years
- + Incremental changes have been made since then, including **adjusting the map, adding new zoning districts and changing certain district requirements**
- + **Out of step with Richmond 300** in a number of ways, but also **out of step with the existing character of some neighborhoods**, resulting in many special use permits (SUPs)

Zoning Districts

- + **38 zoning districts**, of which 35 are currently mapped
- + **Each zoning district is made up of a package of regulations** that control elements such as use, height, lot size, density and a variety of other built form parameters

CURRENT ZONING CODE

SUMMARY OF ZONING DISTRICTS

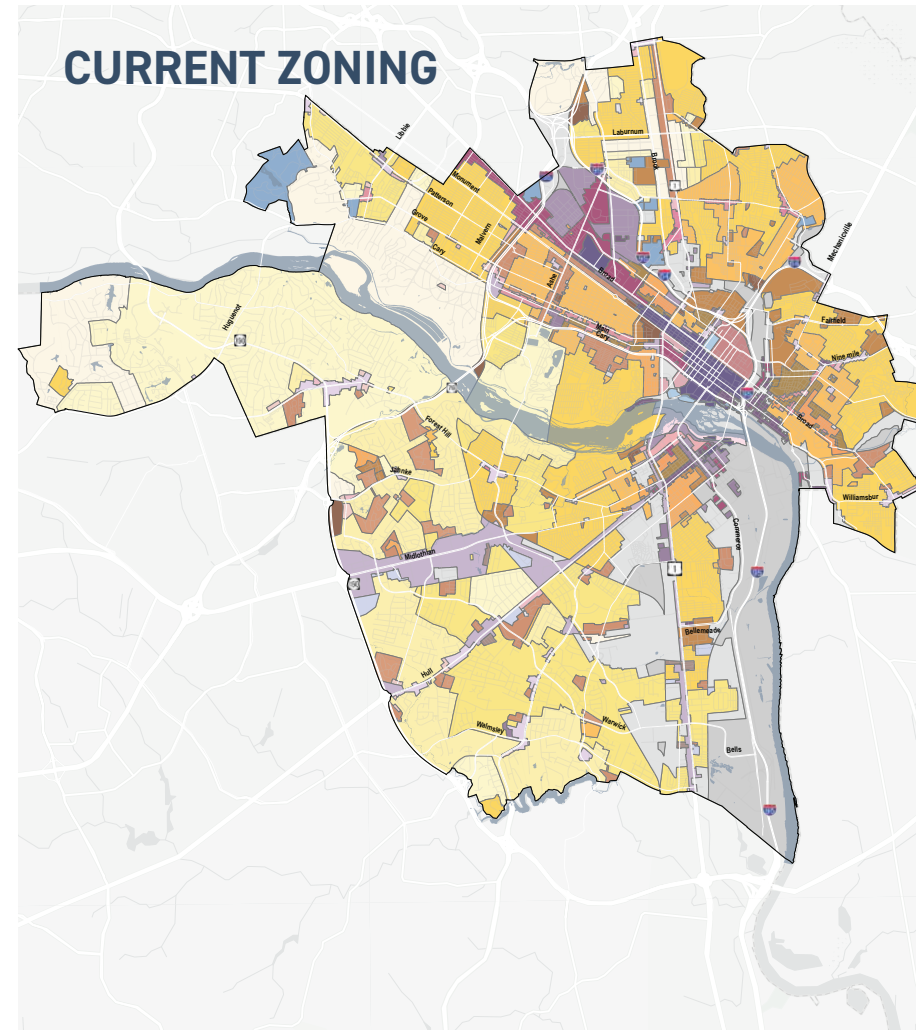
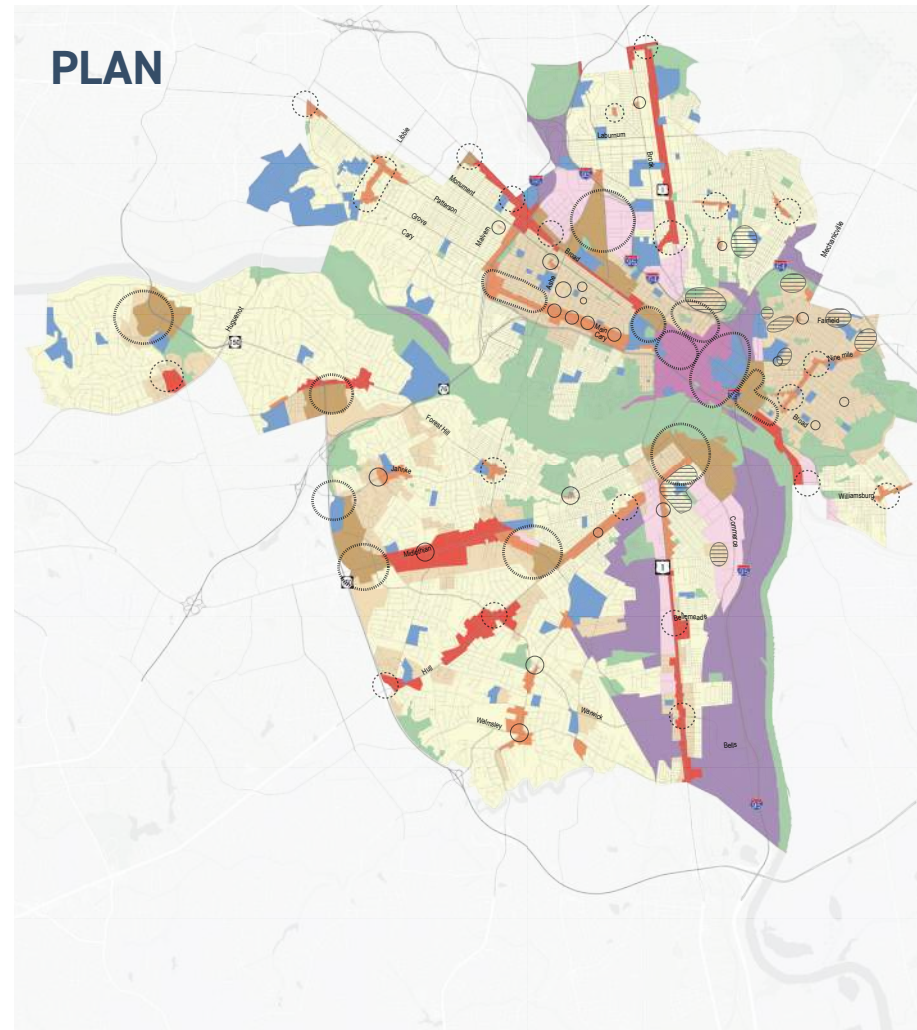


Distribution of Zoning Districts

- + Single-Family zoning districts currently **cover 59% of the city**
- + Mixed Use zoning districts only cover **10% of the city**, by contrast
- + A number of zoning districts are currently **applied to very limited areas**

PLAN-ZONING COMPARISON

OVERVIEW



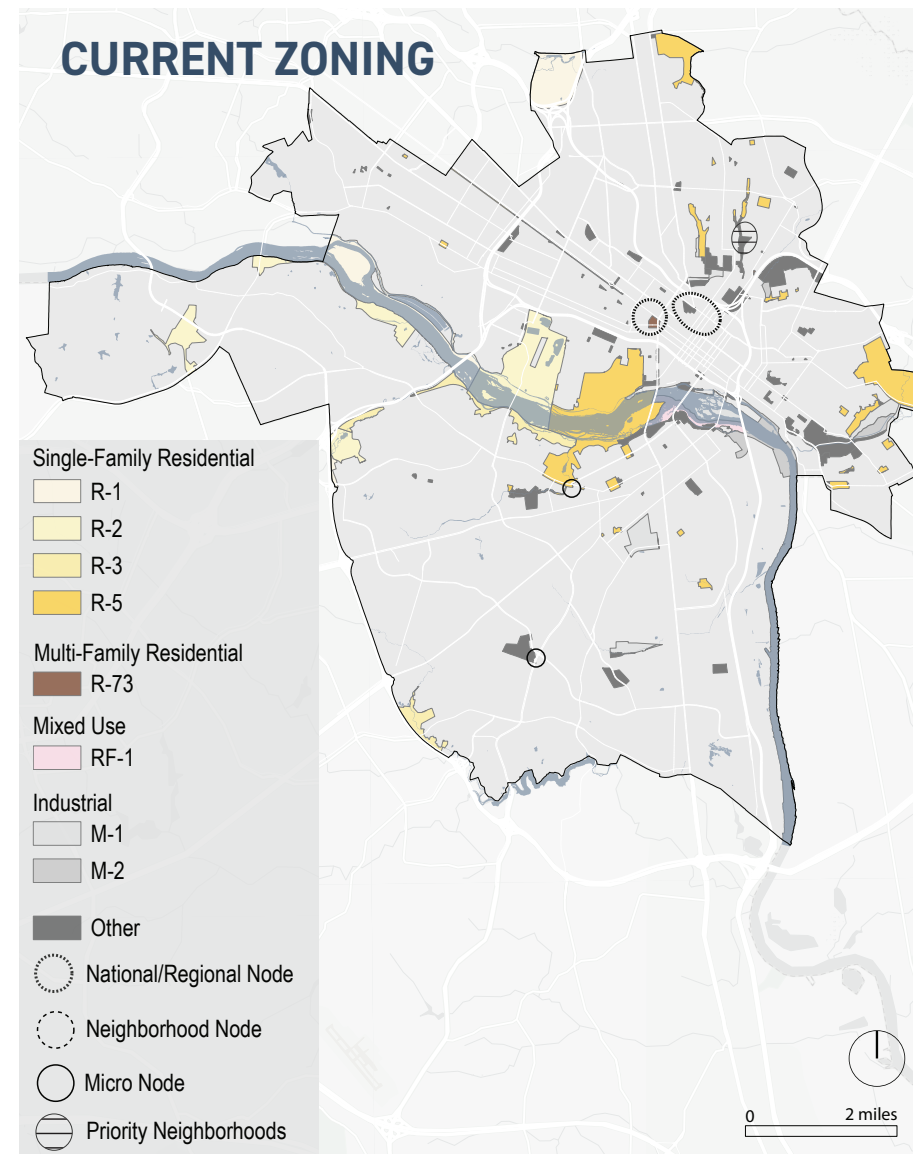
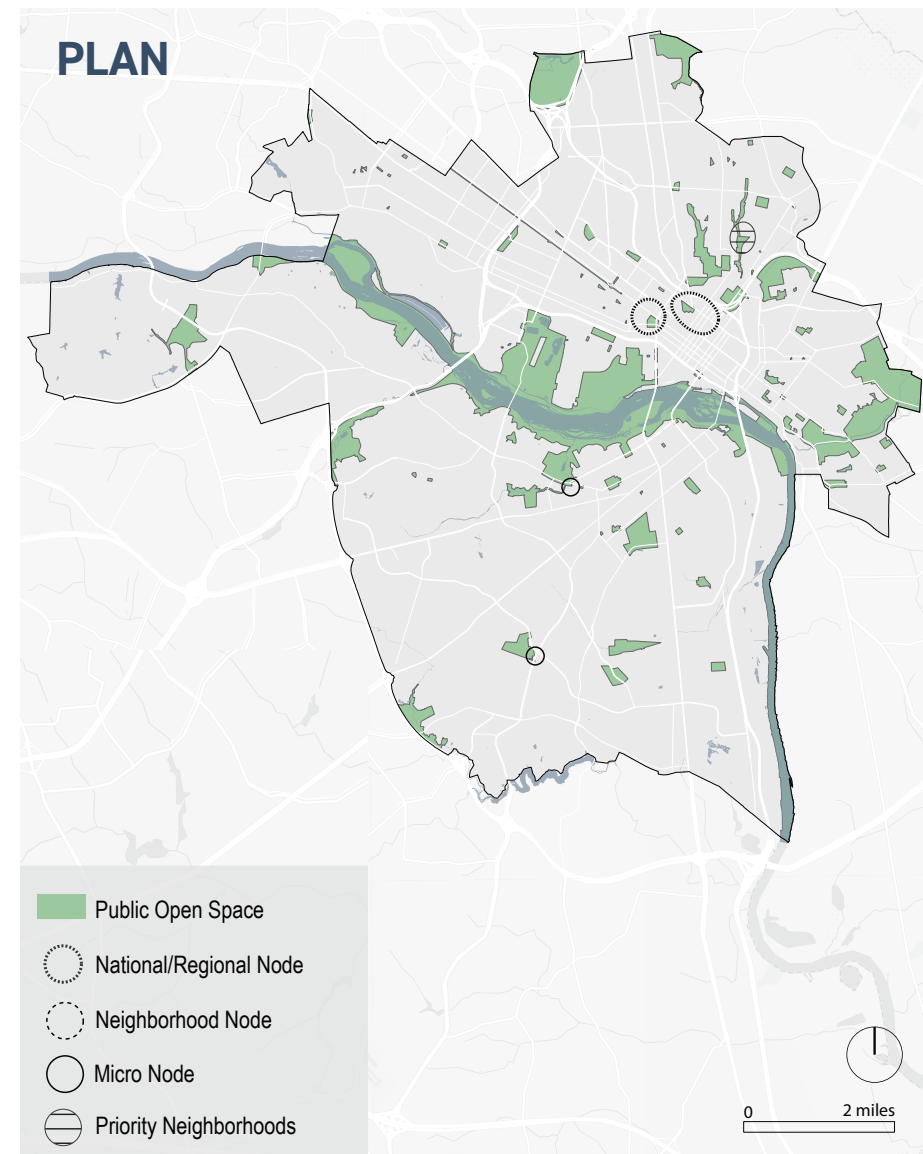
OVERLAYING THE MAPS

- + The following slides analyze each of the Richmond 300 future land uses, looking at the **zoning districts that fall within them** when the future land use map and zoning map are overlaid
- + In theory, the zoning districts should implement Richmond 300, but in practice **a number of discrepancies** are visible
- + Most future land use categories include small portions of many zoning districts, but those that covered **less than 3% of the future land use area** were excluded for the sake of this analysis
- + The analysis deals with underlying zoning only, and so **does not capture Special Use Permits and other site-specific modifications**

PLAN-ZONING COMPARISON

RICHMOND 300: PUBLIC OPEN SPACE

Public and quasi-public parks, recreation areas, open spaces, and cemeteries.



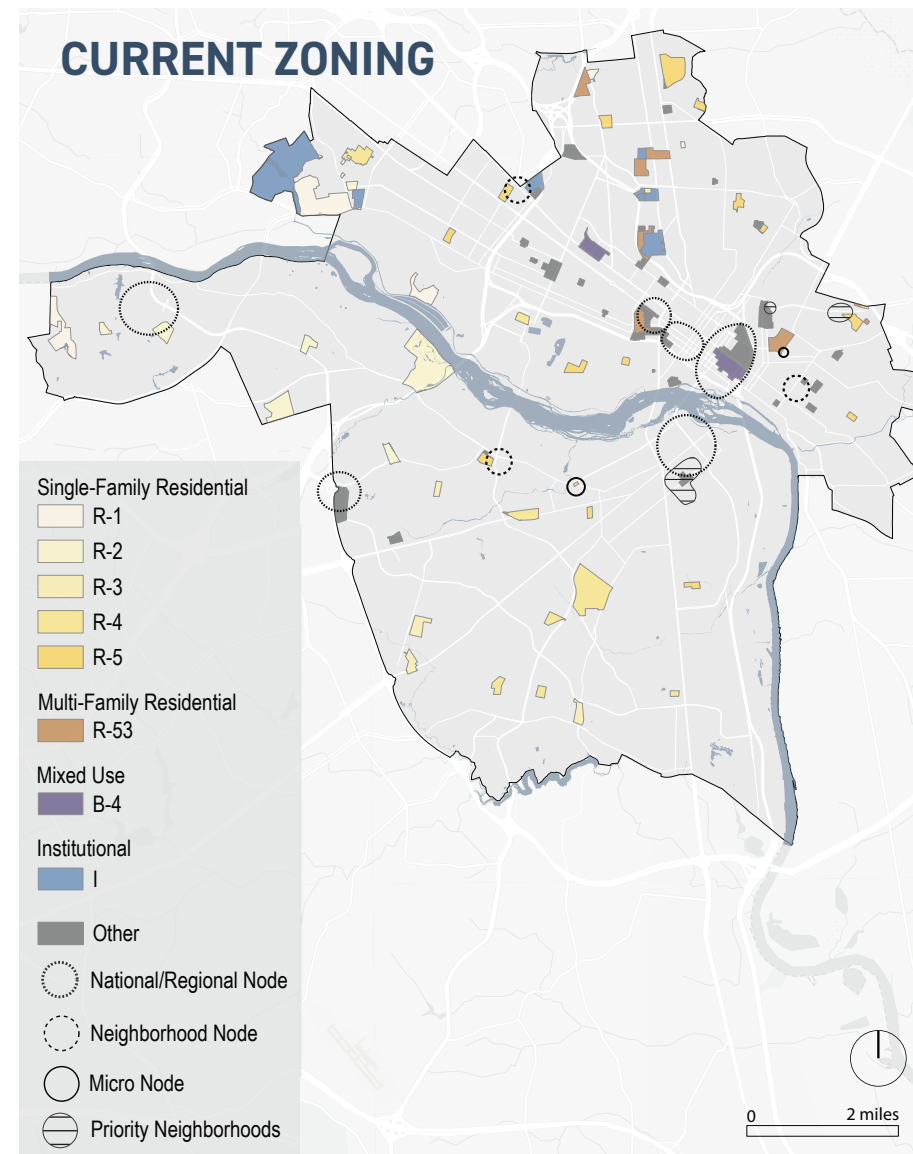
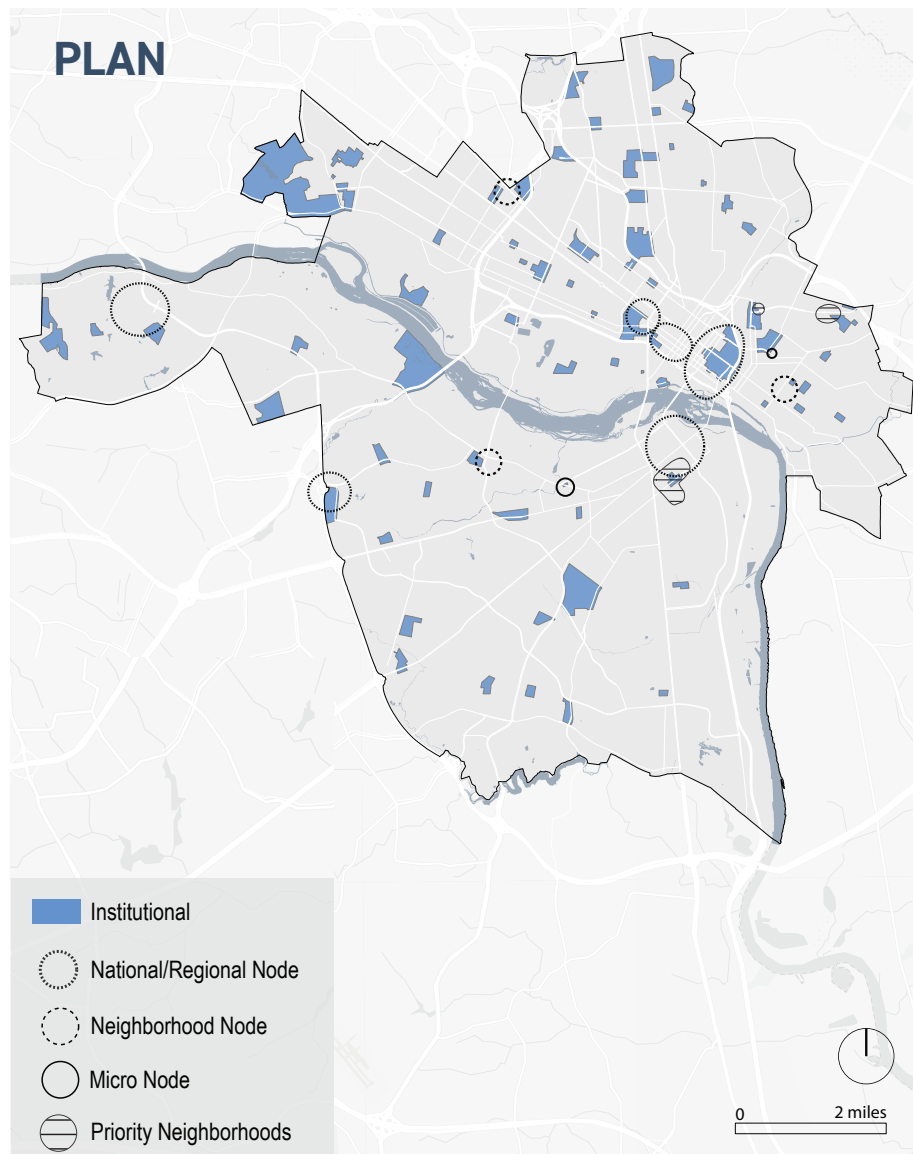
OBSERVATIONS

- + Second most common Richmond 300 future land use, covering **17% of the city**
- + There is currently **no exclusively open space zoning district**
- + Currently mostly implemented through **R-1, R-2, R-3, R-5, R-73, M-1, M-2 and RF-1**

PLAN-ZONING COMPARISON

RICHMOND 300: INSTITUTIONAL

Public and quasi-public entities, such as local, state, and federal government, hospitals, universities, schools, and religions institutions.



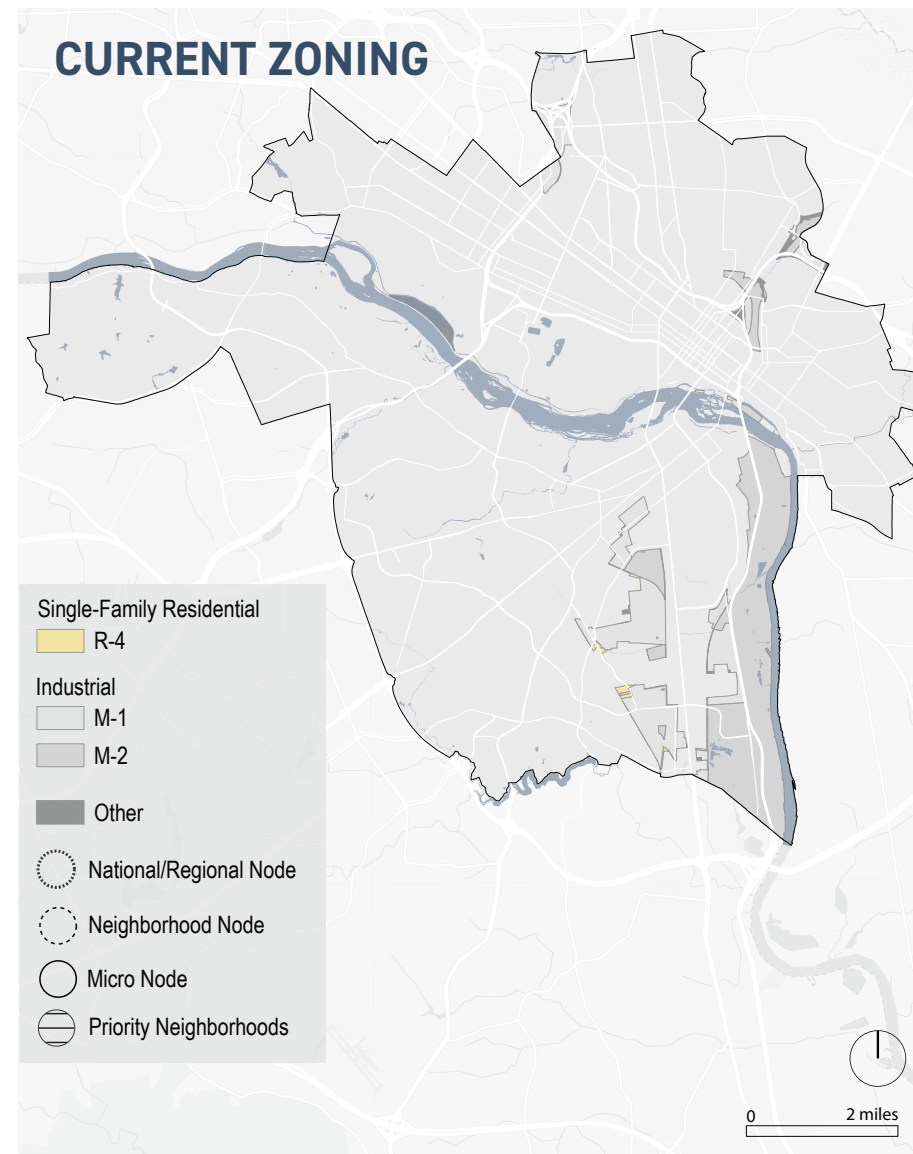
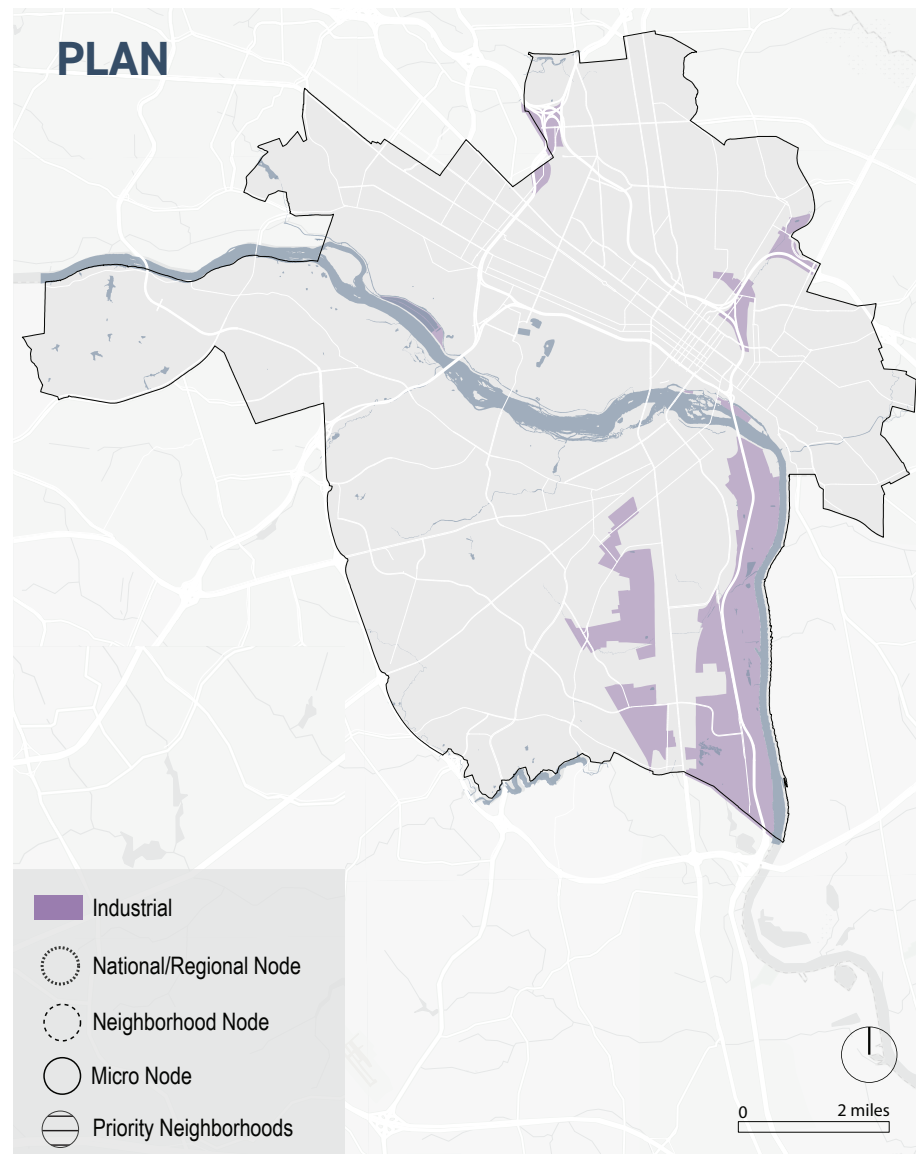
OBSERVATIONS

- + Represents **college and hospital campuses and the State Capitol complex**, but also other **smaller institutional uses** such as schools
- + The **Institutional zoning district (I)** is **only applied to large campuses**
- + Other smaller institutional uses **have the same zoning as their contexts**, including **R-1, R-2, R-3, R-4 R-5, R-53, and B-4**
- + Most public institutions in Richmond are **not required to comply with the zoning**

PLAN-ZONING COMPARISON

RICHMOND 300: INDUSTRIAL

Manufacturing and production areas that primarily feature processing, research and development, warehousing, and distribution.



OBSERVATIONS

- + Mostly implemented correctly through **M-1 and M-2**
- + Includes a **small amount of R-4** (Twyman Road in south Richmond, plus several smaller vacant sites), where the planned use is to become industrial

PLAN-ZONING COMPARISON

RICHMOND 300: INDUSTRIAL

	PLAN	CURRENT ZONING HIGHLIGHTS		
	INDUSTRIAL	R-4	M-1	M-2
Development Style	<ul style="list-style-type: none"> + Designed with the specific needs of industrial users + Buffered from other uses 	<ul style="list-style-type: none"> + Single-family detached 	<ul style="list-style-type: none"> + Light industrial 	<ul style="list-style-type: none"> + Heavy industrial
Ground Floor Design	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + n/a
Mobility	<ul style="list-style-type: none"> + Pedestrian, bicycle, and transit access + Vehicle entrances located off alleys or secondary streets 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + n/a
Intensity	<ul style="list-style-type: none"> + Height: 1-3 stories 	<ul style="list-style-type: none"> + Height: 3 stories¹ + Lot size: 7,500 sf min + Density: 6 units/acre² 	<ul style="list-style-type: none"> + Height: 45' max 	<ul style="list-style-type: none"> + Height: 45' max
Uses	<ul style="list-style-type: none"> + Primary: Industrial use + Secondary: Retail/office/service 	<ul style="list-style-type: none"> + Single-family detached + Public uses and parks 	<ul style="list-style-type: none"> + Light manufacturing + Offices + Retail + Range of other uses 	<ul style="list-style-type: none"> + Light manufacturing + Offices + Retail + Any use not permitted elsewhere

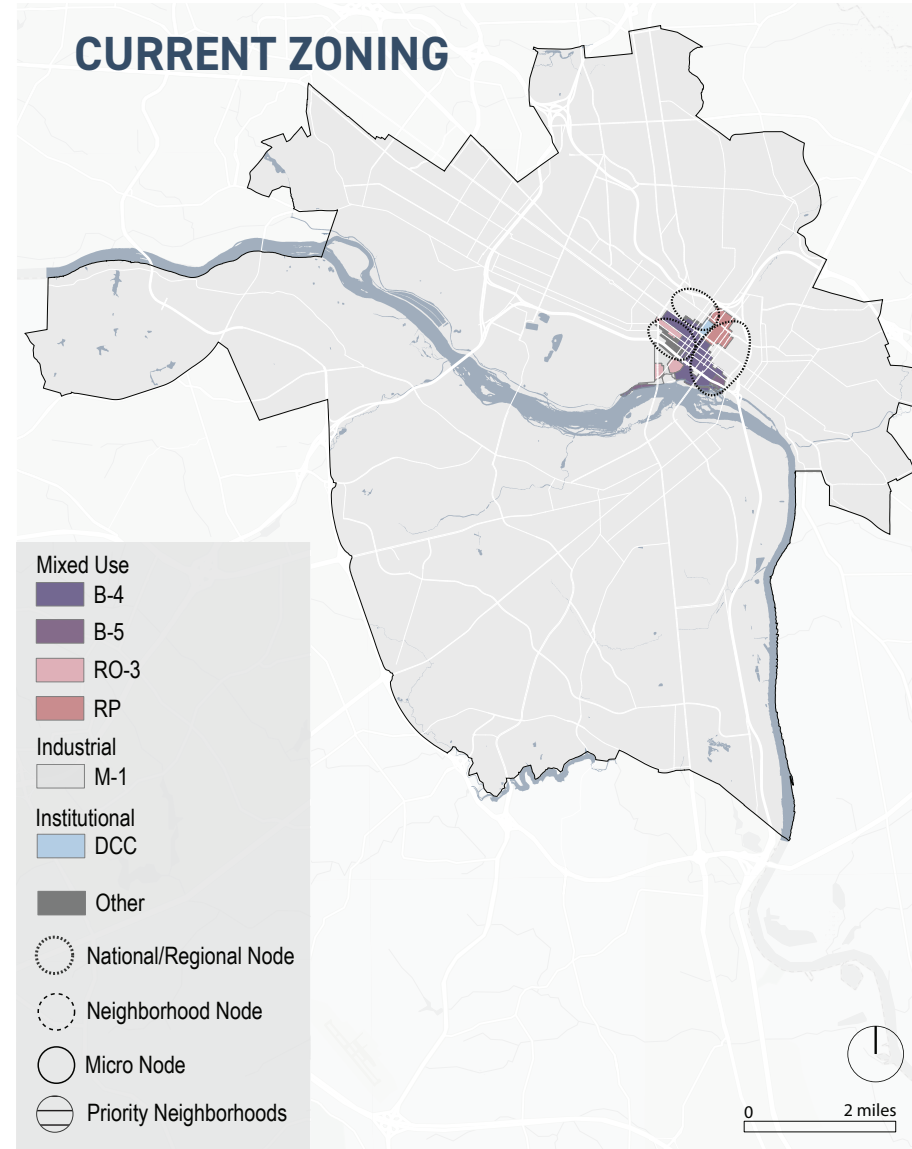
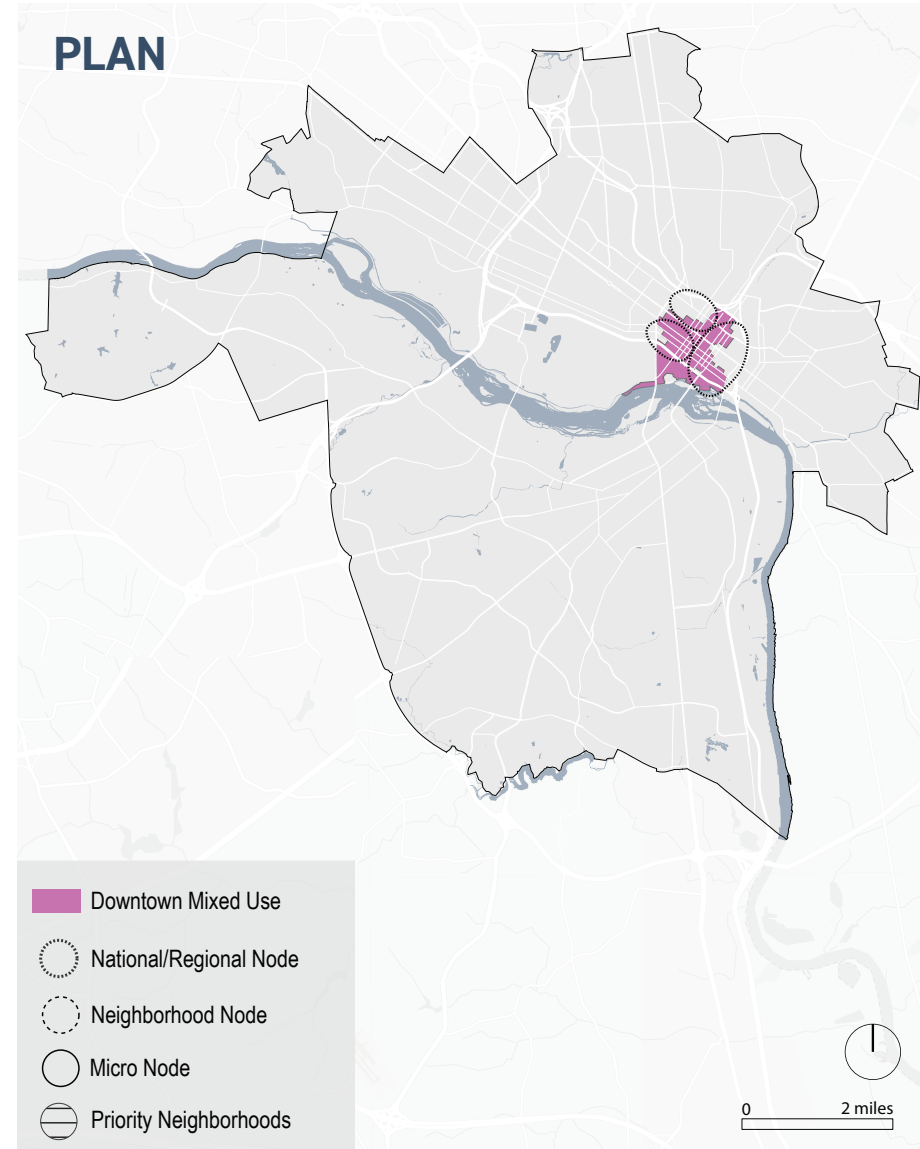
¹ Maximum height in code stated in feet, so number of stories is an approximation

² Code regulates density through minimum lot size per unit, so this figure is an equivalency

PLAN-ZONING COMPARISON

RICHMOND 300: DOWNTOWN MIXED USE

Central business district of the Richmond region features high density development with office buildings, residential buildings, and a mix of complementary uses, including regional destinations in a highly-walkable urban environment.



OBSERVATIONS

- + Most of this land use category is called out as a **National/Regional Node** in Richmond 300 (it includes specific parameters for heights and uses within individual nodes)
- + Downtown Mixed Use **excludes the VCU Medical Center and Capitol District**, which fall under the Institutional future land use category
- + Implemented mostly through mixed-use zoning that permit high intensities: **B-4, B-5 and RO-3**
- + Some of the area around the Coliseum site is zoned for Institutional uses (the Downtown Civic and Cultural district), although this zoning district **is not truly Mixed Use**
- + Includes some remnant **M-1** (industrial zoning) in Gambles Hill

PLAN-ZONING COMPARISON

RICHMOND 300: DOWNTOWN MIXED USE

	PLAN	CURRENT ZONING HIGHLIGHTS					
	DOWNTOWN MIXED USE	RO-3	RP	B-4	B-5	DCC	M-1
Development Style	<ul style="list-style-type: none"> + Higher-density and transit-oriented development + Historic buildings adapted for new use 	<ul style="list-style-type: none"> + Variety of large office or multi-unit residential types 	<ul style="list-style-type: none"> + Research park / mixed use office building 	<ul style="list-style-type: none"> + Variety of large, urban mixed use types 	<ul style="list-style-type: none"> + Variety of small to medium mixed use or commercial types 	<ul style="list-style-type: none"> + Special civic or cultural facilities 	<ul style="list-style-type: none"> + Light industrial
Ground Floor Design	<ul style="list-style-type: none"> + High transparency + Active commercial uses 	<ul style="list-style-type: none"> + 15' min front setback 	<ul style="list-style-type: none"> + No front setback + Facade fenestration requirements 	<ul style="list-style-type: none"> + No front setback + Facade fenestration requirements 	<ul style="list-style-type: none"> + No front setback + Facade fenestration requirements 	<ul style="list-style-type: none"> + Special ground floor activation requirements 	<ul style="list-style-type: none"> + n/a
Mobility	<ul style="list-style-type: none"> + Pedestrian, bicycle, and transit access + Parking located within structure or to the rear of buildings 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + Screening for parking + Parking / circulation requirements 	<ul style="list-style-type: none"> + Screening for parking + Parking / circulation requirements 	<ul style="list-style-type: none"> + Screening for parking + Parking / circulation requirements 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + n/a
Intensity	<ul style="list-style-type: none"> + Height: minimum 5+ stories 	<ul style="list-style-type: none"> + Height: None (if transition can be met) 	<ul style="list-style-type: none"> + Height: no limit (if transition is met) 	<ul style="list-style-type: none"> + Height: no limit (if transition is met) + FAR: 6.0 max 	<ul style="list-style-type: none"> + Height: 2-5 stories 	<ul style="list-style-type: none"> + Height: 95' max 	<ul style="list-style-type: none"> + Height: 45' max
Uses	<ul style="list-style-type: none"> + Primary: Multi-family residential, Retail/office/service, Institutional/government 	<ul style="list-style-type: none"> + Single-family attached and detached + Two-family + Multi-family + Office + Hotel + Public uses 	<ul style="list-style-type: none"> + Research lab + Offices + Retail + Multi-family + Public uses and parks 	<ul style="list-style-type: none"> + Offices + Retail + Range of other uses + Multi-family + Public uses and parks 	<ul style="list-style-type: none"> + Offices + Retail + Range of other uses + Multi-family + Public uses and parks 	<ul style="list-style-type: none"> + Civic and cultural uses + Entertainment + Retail 	<ul style="list-style-type: none"> + Light manufacturing + Offices + Retail + Range of other uses

¹ Maximum height in code is stated in feet, so number of stories is an approximation

PLAN-ZONING COMPARISON

RICHMOND 300: DOWNTOWN MIXED USE

SPECIFIC EXAMPLES

Much of Downtown (zoned B-4)



Current zoning permits Mixed Use with no height limitations aside from a height transition plane

Southeast Area of Downtown (zoned B-5)



Height is limited to 2-5 stories in this area

Northeast Area of Downtown (zoned RP)



The development blocks to the east of the Coliseum are zoned RP (Research Park), like the VCU Medical Center

Afton Chemical (zoned M-1)



One of the few Industrial-zoned sites in Downtown Mixed Use

High-Density Mixed Use Buildings



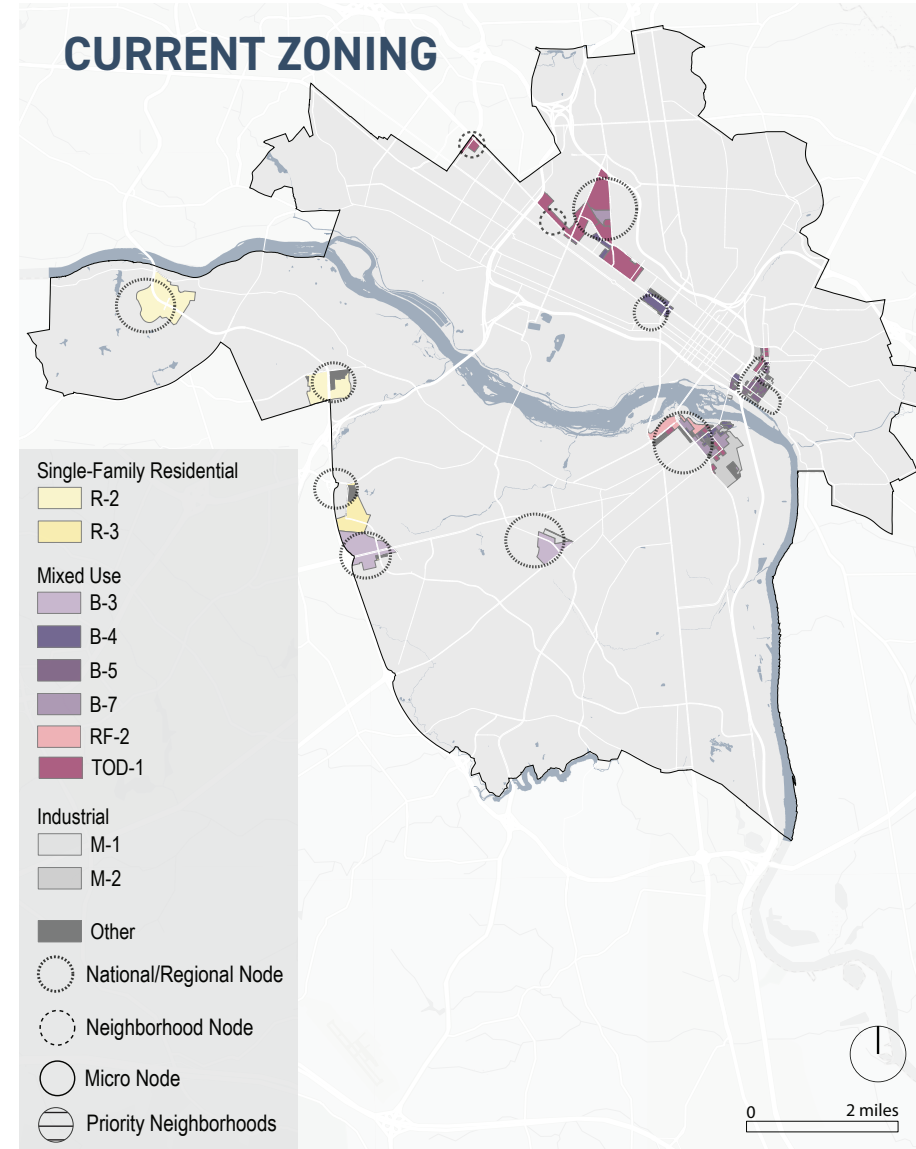
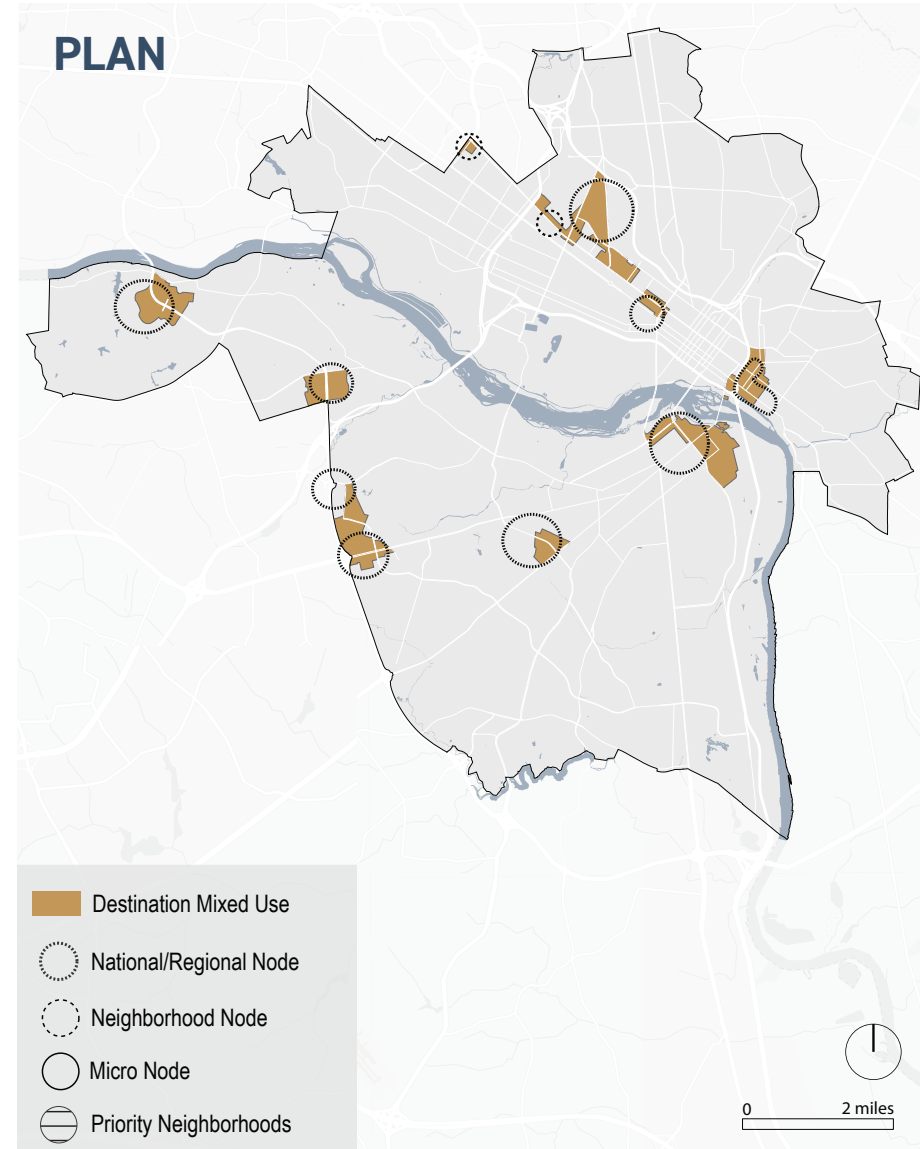
Richmond 300 calls for high-density transit-oriented development of at least 5 stories in Downtown Mixed Use



PLAN-ZONING COMPARISON

RICHMOND 300: DESTINATION MIXED USE

Key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements in a highly-walkable urban environment.



OBSERVATIONS

- + Mostly **concentrated in nodes**, including some around the periphery of Downtown (Richmond 300 includes specific parameters for heights and uses within individual nodes)
- + Current **zoning varies widely**, from R-1 to B-7 and TOD-1 to M-2
- + Many zoning districts don't match the **use and development style intents** of the Richmond 300
- + Richmond 300 calls for a minimum height of 5 stories, yet many districts **limit height to 3 stories**
- + In Union Hill and Carver, Destination Mixed Use **overlaps with historic fabric**, potentially leading to conflict

PLAN-ZONING COMPARISON

RICHMOND 300: DESTINATION MIXED USE

	PLAN	CURRENT ZONING HIGHLIGHTS					
	DESTINATION MIXED USE	R-2	R-3	RF-2	B-3	B-4	B-5
Development Style	+ Higher-density, transit-oriented development encouraged on vacant or underutilized sites	+ Single-family detached	+ Single-family detached	+ Variety of large, urban mixed use types	+ Variety of small to medium mixed use or commercial types	+ Variety of large, urban mixed use types	+ Variety of small to medium mixed use or commercial types
Ground Floor Design	+ High transparency	+ n/a	+ n/a	+ Facade fenestration requirements	+ No front setback requirement	+ No front setback + Facade fenestration requirements	+ No front setback + Facade fenestration requirements
Mobility	+ Pedestrian, bicycle, and transit access + Parking located to rear of buildings (parking prohibited as principal use)	+ n/a	+ n/a	+ Screening of parking + Parking / circulation requirements	+ Screening for parking + Parking / circulation requirements	+ Screening for parking + Parking / circulation requirements	+ Screening for parking + Parking / circulation requirements
Intensity	+ Height: minimum 5+ stories	+ Height: 3 stories ¹ + Lot size: 15,000 sf min + Density: 3 units/acre ²	+ Height: 3 stories ¹ + Lot size: 10,000 sf min + Density: 4 units/acre ²	+ Height: 2-13 stories	+ Height: 3-5 stories ¹ (based on transition)	+ Height: no limit (if transition is met) + FAR: 6.0 max	+ Height: 2-5 stories
Uses	+ Primary: Multi-family residential, Retail/office/service + Secondary: Institutional/government	+ Single-family detached + Public uses and parks	+ Single-family detached + Public uses and parks	+ Offices + Retail + Hotels + Range of other uses + Multi-family + Public uses and parks	+ Offices + Retail + Range of other uses + Multi-family + Public uses and parks	+ Offices + Retail + Range of other uses + Multi-family + Public uses and parks	+ Offices + Retail + Range of other uses + Multi-family + Public uses and parks

¹ Maximum height in code is stated in feet, so number of stories is an approximation

² Code regulates density through minimum lot size per unit, so this figure is an equivalency

PLAN-ZONING COMPARISON

RICHMOND 300: DESTINATION MIXED USE

	PLAN	CURRENT ZONING HIGHLIGHTS		
	DESTINATION MIXED USE	M-1	M-2	TOD-1
Development Style	+ Higher-density, transit-oriented development encouraged on vacant or underutilized sites	+ Light industrial	+ Heavy industrial	+ Variety of large, urban mixed use types
Ground Floor Design	+ High transparency	+ n/a	+ n/a	+ 0-20' front yard setback + Transparency requirement
Mobility	+ Pedestrian, bicycle, and transit access + Parking located to rear of buildings (parking prohibited as principal use)	+ n/a	+ n/a	+ Aligned to transit (transit-oriented development)
Intensity	+ Height: minimum 5+ stories	+ Height: 45' max	+ Height: 45' max	+ Height: 2-12 stories
Uses	+ Primary: Multi-family residential, Retail/office/service + Secondary: Institutional/government	+ Light manufacturing + Offices + Retail + Range of other uses	+ Light manufacturing + Offices + Retail + Any use not permitted elsewhere	+ Offices + Retail + Multi-family + Public use

PLAN-ZONING COMPARISON

RICHMOND 300: DESTINATION MIXED USE

SPECIFIC EXAMPLES

Broad Street (zoned TOD-1)



This segment of Broad Street south of the Diamond is currently zoned for mixed-use buildings up to 12 stories

Stoney Point Fashion Park (zoned R-2)



Designated Destination Mixed Use, although its underlying zoning is R-2 (Single-Family Detached)

Shockoe Bottom (zoned B-5)



A recently developed building in Shockoe Bottom, currently zoned for a maximum of 5 stories

Shockoe Bottom (also zoned B-5)



A street of traditional houses, also currently zoned for a maximum of 5 stories

Mixed Use Building



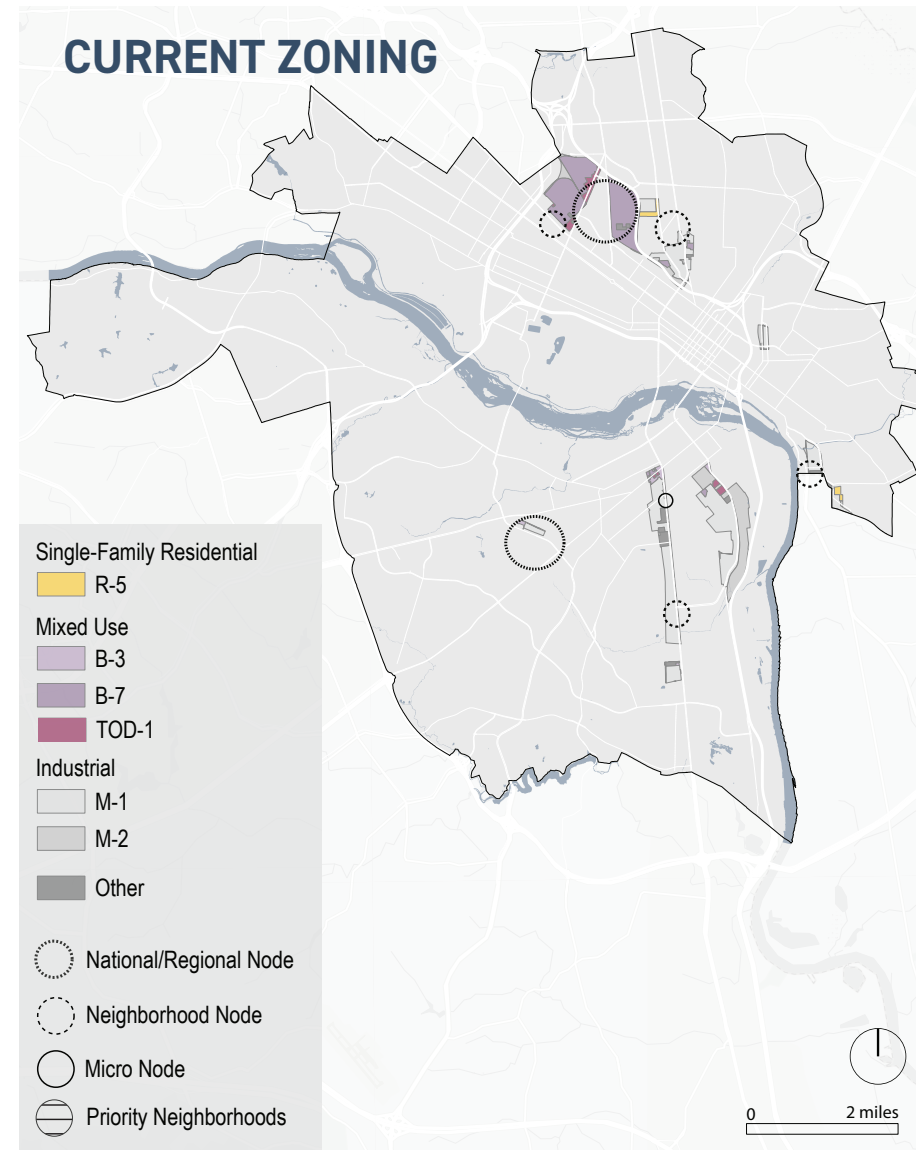
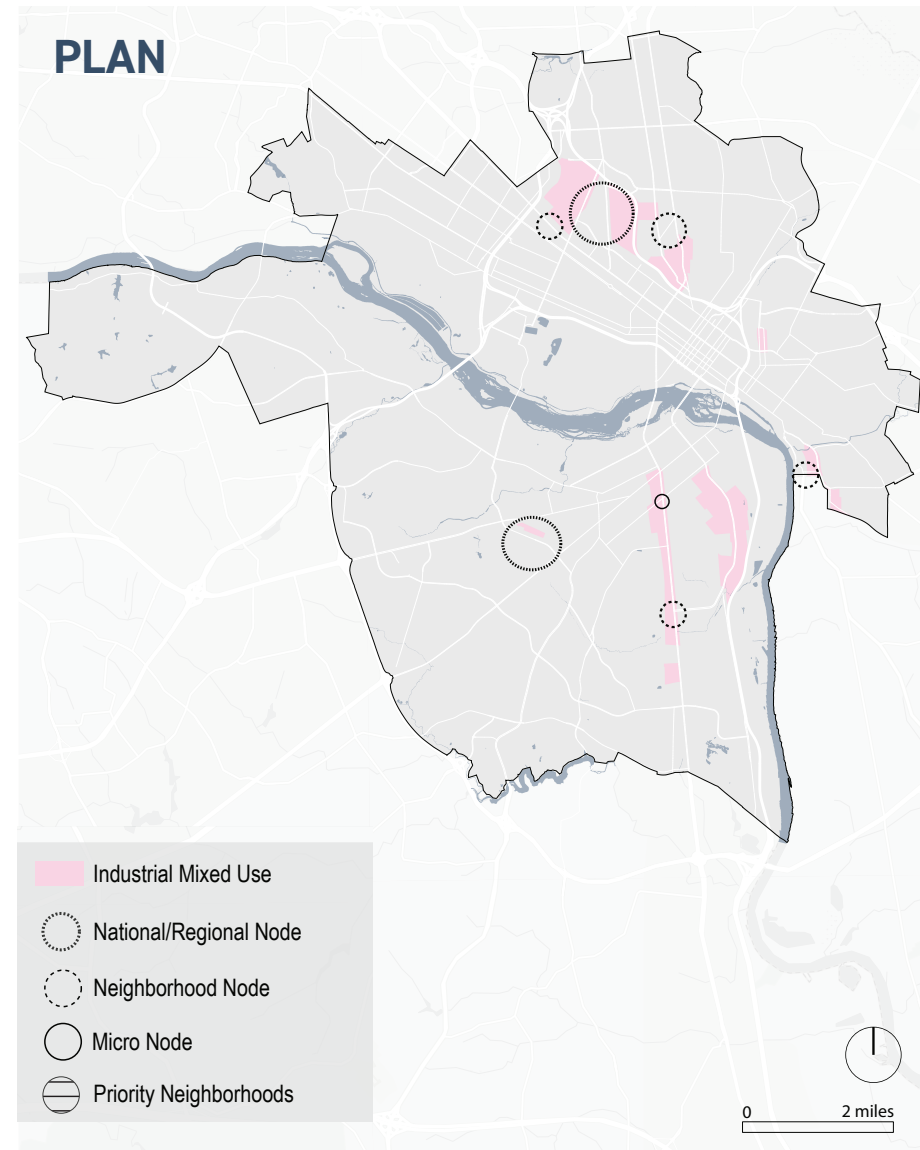
Richmond 300 calls for buildings of least 5 stories in Destination Mixed Use (there is no maximum, although zoning may establish one)



PLAN-ZONING COMPARISON

RICHMOND 300: INDUSTRIAL MIXED USE

Formerly traditional industrial areas that are transitioning to mixed-use because of their proximity to growing neighborhoods and changes in market conditions. These areas may still retain some light industrial uses in a highly-walkable urban environment.



OBSERVATIONS

- + Largest concentrations in **Scott's Addition and Manchester**
- + Current zoning is largely **B-7** in Scott's Addition and **M-1 and M-2** in Manchester
- + Includes a **small amount of vacant land zoned for R-5** adjacent to industrial areas
- + Also includes a small amount of **TOD-1**
- + **M-1, M-2 and R-5** do not meet the **mixed use intent** of this land use

PLAN-ZONING COMPARISON

RICHMOND 300: INDUSTRIAL MIXED USE

	PLAN	CURRENT ZONING HIGHLIGHTS					TOD-1
	INDUSTRIAL MIXED USE	R-5	B-3	B-7	M-1	M-2	
Development Style	<ul style="list-style-type: none"> + Low-scale, post-industrial buildings that have been adapted + Some light industrial may remain 	<ul style="list-style-type: none"> + Single-family detached 	<ul style="list-style-type: none"> + Variety of small to medium mixed use or commercial types 	<ul style="list-style-type: none"> + Variety of medium mixed use or commercial types 	<ul style="list-style-type: none"> + Light industrial 	<ul style="list-style-type: none"> + Heavy industrial 	<ul style="list-style-type: none"> + Variety of large, urban mixed use types
Ground Floor Design	<ul style="list-style-type: none"> + High transparency + Active commercial uses 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + No front setback requirement 	<ul style="list-style-type: none"> + Facade fenestration requirements 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + 0-20' front yard setback + Transparency requirement
Mobility	<ul style="list-style-type: none"> + Pedestrian, bicycle, and transit access + Parking located to rear of buildings + Loading for trucks must be off street 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + Screening for parking + Parking / circulation requirements 	<ul style="list-style-type: none"> + Screening of parking + Parking / circulation requirements 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + Aligned to transit (transit-oriented development)
Intensity	<ul style="list-style-type: none"> + Height: 2-8 stories 	<ul style="list-style-type: none"> + Height: 3 stories max¹ + Lot size: 6,000 sq ft min + Density: 7 units/acre² 	<ul style="list-style-type: none"> + Height: 3-5 stories¹ (based on transition) 	<ul style="list-style-type: none"> + Height: 5-6 stories¹ 	<ul style="list-style-type: none"> + Height: 45' max 	<ul style="list-style-type: none"> + Height: 45' max 	<ul style="list-style-type: none"> + Height: 2-12 stories
Uses	<ul style="list-style-type: none"> + Primary: Multi-family residential, Retail/office/service + Secondary: Institutional/government 	<ul style="list-style-type: none"> + Single-family detached + Public uses and parks 	<ul style="list-style-type: none"> + Offices + Retail + Range of other uses + Multi-family + Public uses and parks 	<ul style="list-style-type: none"> + Offices + Retail + Range of other uses + Multi-family + Public uses and parks 	<ul style="list-style-type: none"> + Light manufacturing + Offices + Retail + Range of other uses 	<ul style="list-style-type: none"> + Light manufacturing + Offices + Retail + Any use not permitted elsewhere 	<ul style="list-style-type: none"> + Offices + Retail + Multi-family + Public use

¹ Maximum height in code is stated in feet, so number of stories is an approximation

² Code regulates density through minimum lot size per unit, so this figure is an equivalency

PLAN-ZONING COMPARISON

RICHMOND 300: INDUSTRIAL MIXED USE

SPECIFIC EXAMPLES

Scott's Addition (zoned B-7)



Former industrial area currently undergoing rapid mixed use development, with zoning allowing 5-6 stories

Scott's Addition (zoned TOD-1)



Parts of Scott's Addition are zoned TOD-1, which permits mixed use buildings 2-12 stories in height

Chamberlayne Industrial Center (zoned M-1)



This area still retains Light Industrial zoning, which does not allow for residential uses

Commerce Road (zoned M-2)



Current zoning here is M-2, does not allow for residential uses

Mixed Use Building



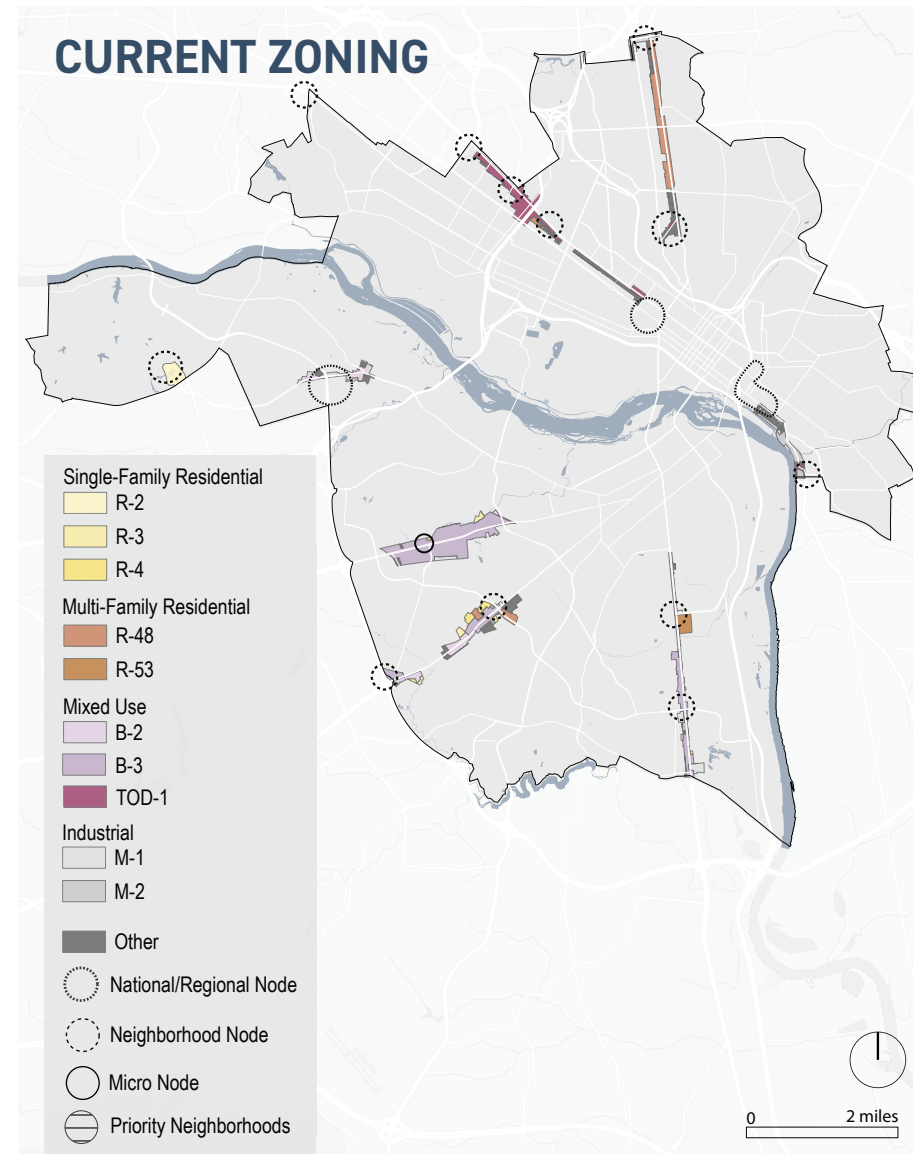
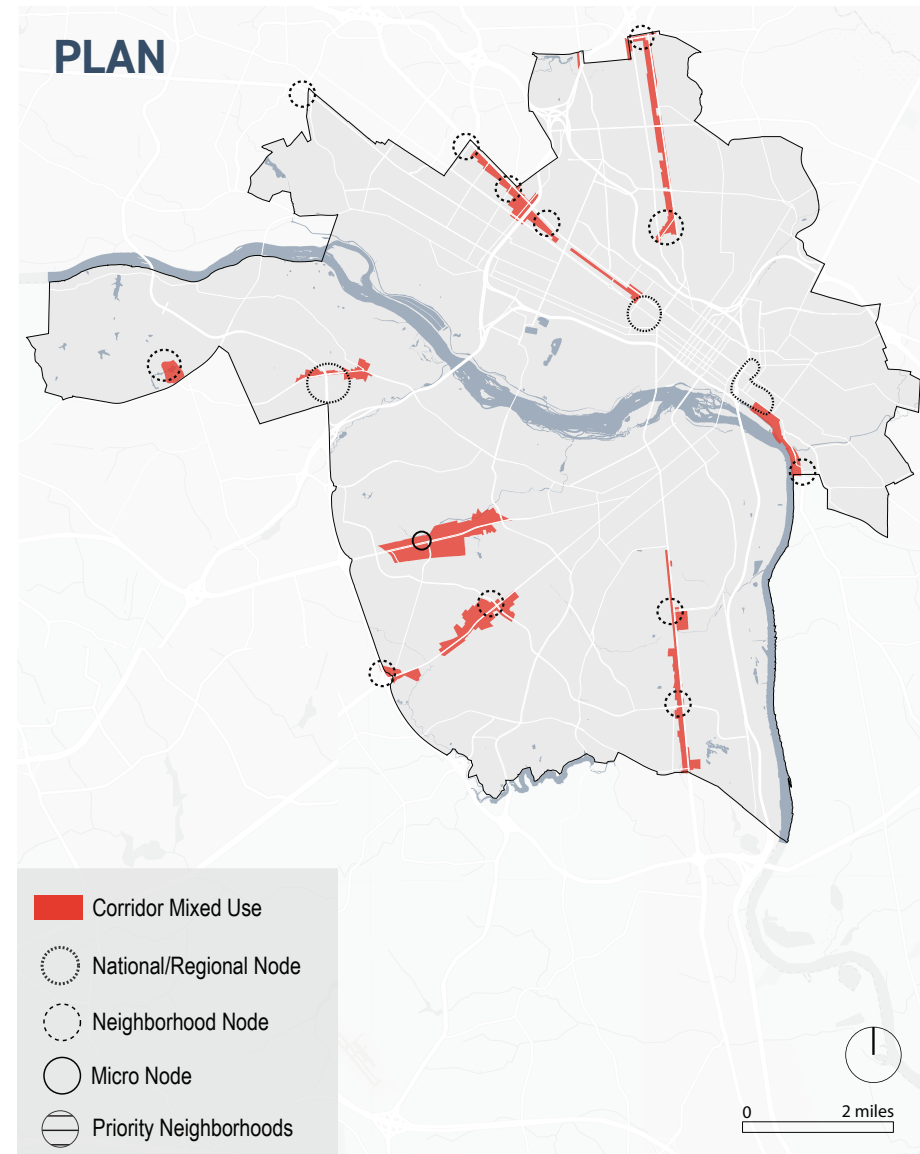
Richmond 300 calls for Industrial Mixed Use to develop with 2-8 story mixed use buildings including residential, office and retail uses (some light industrial may remain)



PLAN-ZONING COMPARISON

RICHMOND 300: CORRIDOR MIXED USE

Found along major commercial corridors and envisioned to provide for medium- to medium high density pedestrian- and transit-oriented development in a highly-walkable urban environment.



OBSERVATIONS

- + **Depth of lots** in these corridors varies widely, perhaps requiring **different approaches to heights / transitions**
- + Some corridors currently have a **more commercial character, while others are more residential**
- + Corridor Mixed Use is currently implemented through a variety of zoning districts, including **TOD-1 and B-3, but also R-48 and R-53 and even R-2, R-3, R-4, and M-1 and M-2**
- + Many of the zoning districts have suburban standards, such as **large front setbacks**
- + Richmond 300 calls for up to 10 stories, **yet most zoning districts don't allow building heights up to 10 stories**

PLAN-ZONING COMPARISON

RICHMOND 300: CORRIDOR MIXED USE

	PLAN	CURRENT ZONING HIGHLIGHTS				
	CORRIDOR MIXED USE	R-2	R-3	R-4	R-48	R-53
Development Style	+ Variety of building types with uses mixed horizontally or vertically	+ Single-family detached	+ Single-family detached	+ Single-family detached	+ Small low-density multi-family	+ Small to medium very low-density multi-family
Ground Floor Design	+ High transparency + Active commercial uses	+ n/a	+ n/a	+ n/a	+ 15' min front setback	+ 15' min front setback
Mobility	+ Pedestrian, bicycle, and transit access + Parking located within the structure and to the rear of buildings	+ n/a	+ n/a	+ n/a	+ n/a	+ n/a
Intensity	+ Height: 2-10 stories + Stepping down in height near residential and historical areas	+ Height: 3 stories ¹ + Lot size: 15,000 sf min + Density: 3 units/acre ²	+ Height: 3 stories ¹ + Lot size: 10,000 sf min + Density: 4 units/acre ²	+ Height: 3 stories ¹ + Lot size: 7,500 sf min + Density: 6 units/acre ²	+ Height: 3 stories ¹ + Lot size: 2,200 sf min per unit + Density: 19 units/acre ²	+ Height: 3-5 stories ¹ (based on transition) + Lot size: 1,250 sf min/u + Density: 35 units/acre ²
Uses	+ Primary: Multi-family residential, Retail/office/service + Secondary: Single-family houses + Institutional/government	+ Single-family detached + Public uses and parks	+ Single-family detached + Public uses and parks	+ Single-family detached + Public uses and parks	+ Single-family detached + Single-family Attached + 2-family detached + Multi-family + Public uses and parks	+ Single-family detached + Single-family Attached + 2-family detached + Multi-family + Public uses and parks

¹ Maximum height in code is stated in feet, so number of stories is an approximation

² Code regulates density through minimum lot size per unit, so this figure is an equivalency

PLAN-ZONING COMPARISON

RICHMOND 300: CORRIDOR MIXED USE

	PLAN	CURRENT ZONING HIGHLIGHTS				
	CORRIDOR MIXED USE	B-2	B-3	M-1	M-2	TOD-1
Development Style	+ Variety of building types with uses mixed horizontally or vertically	+ Variety of small mixed use or commercial types	+ Variety of small to medium mixed use or commercial types	+ Light industrial	+ Heavy industrial	+ Variety of large, urban mixed use types
Ground Floor Design	+ High transparency + Active commercial uses	+ 25' min front setback	+ No front setback requirement	+ n/a	+ n/a	+ 0-20' front yard setback + Transparency requirement
Mobility	+ Pedestrian, bicycle, and transit access + Parking located within the structure and to the rear of buildings	+ Screening for parking	+ Screening for parking + Parking / circulation requirements	+ n/a	+ n/a	+ Aligned to transit (transit-oriented development)
Intensity	+ Height: 2-10 stories + Stepping down in height near residential and historical areas	+ Height: 3 stories ¹ (based on transition)	+ Height: 3-5 stories ¹ (based on transition)	+ Height: 45' max	+ Height: 45' max	+ Height: 2-12 stories
Uses	+ Primary: Multi-family residential, Retail/office/service + Secondary: Single-family houses + Institutional/government	+ Offices + Retail + Range of other uses + Multi-family + Public uses and parks	+ Offices + Retail + Range of other uses + Multi-family + Public uses and parks	+ Light manufacturing + Offices + Retail + Range of other uses	+ Light manufacturing + Offices + Retail + Any use not permitted elsewhere	+ Offices + Retail + Multi-family + Public use

¹ Maximum height in code is stated in feet, so number of stories is an approximation

PLAN-ZONING COMPARISON

RICHMOND 300: CORRIDOR MIXED USE

SPECIFIC EXAMPLES

West Broad Street near 195 (zoned TOD-1)



TOD-1 allows mixed use buildings up to 12 stories in height, a little more than Corridor Mixed Use allows for

Midlothian Turnpike (zoned B-3)



A commercial area on Midlothian Turnpike, currently allows buildings up to 5 stories in height

Dock Street Waterfront Lands (zoned M-2)



Largely vacant waterfront sites along Dock Street, zoned M-2

Chamberlayne Avenue (zoned R-48)



Zoned R-48, height limited to 3 stories, commercial uses not allowed, large setbacks required

Mixed Use Building



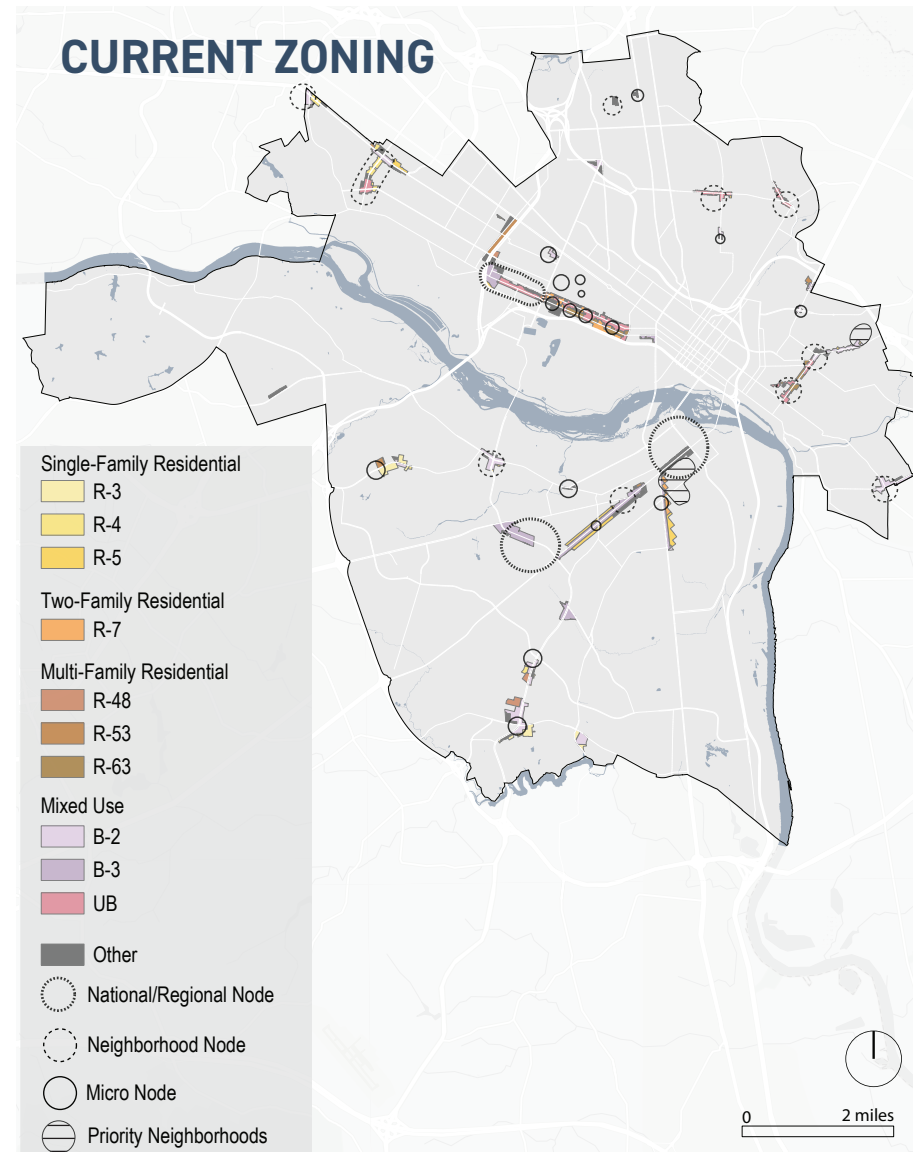
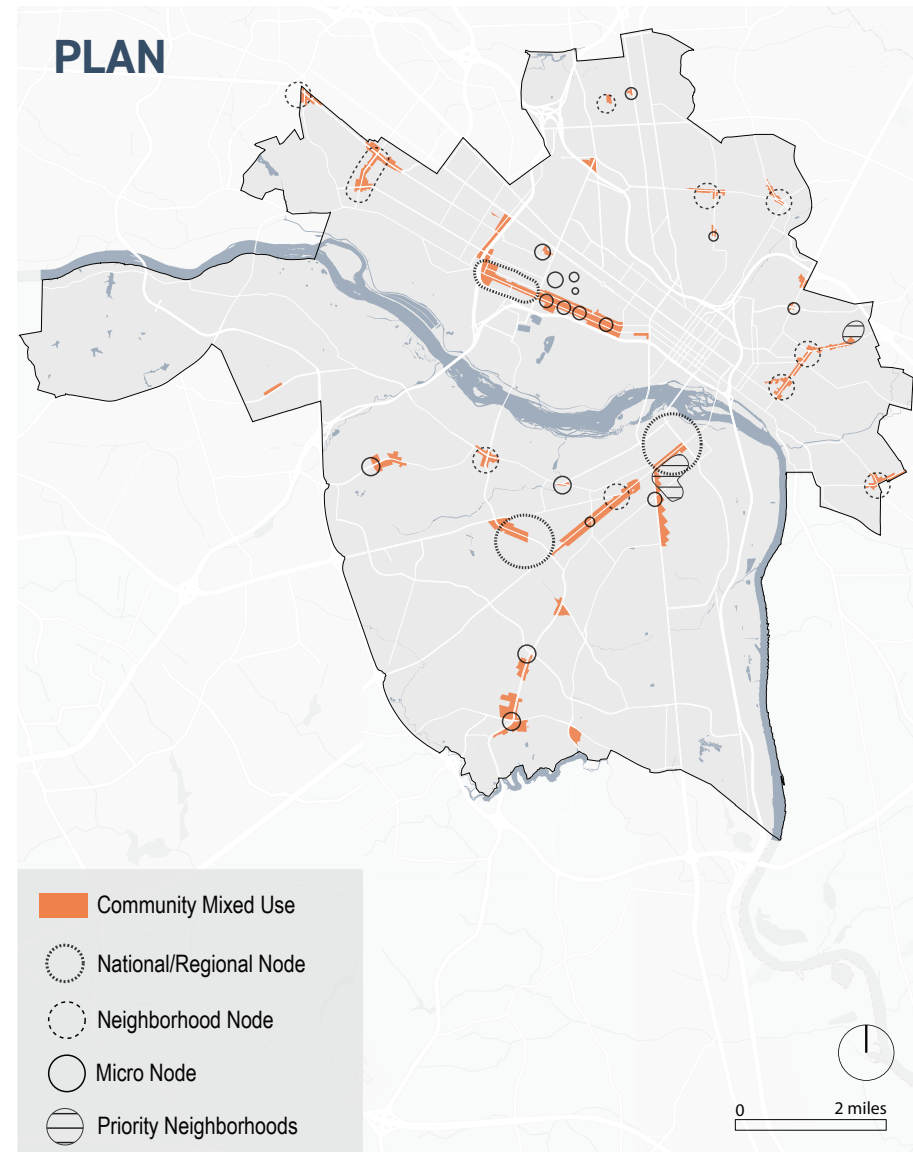
Richmond 300 calls for mixed use buildings up to 10 stories in Corridor Mixed Use, although maximum heights will be limited where they must transition to residential or historic neighborhoods



PLAN-ZONING COMPARISON

RICHMOND 300: COMMUNITY MIXED USE

Cluster of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions.



OBSERVATIONS

- + Mostly **concentrated on major streets** (as identified in Richmond 300)
- + Other parts of it fall **within nodes** (Richmond 300 includes specific parameters for heights and uses within individual nodes)
- + Implemented by a range of zoning districts, **ranging from R-3 all the way up to B-3 and UB**
- + Part of Community Mixed Use is zoned residential (**R-3, R-4, R-5, R-7, R-48, R-53, R-63**), which does not meet the **mixed use intent** of the land use
- + Many of the zoning districts have suburban standards, such as **large front setbacks**
- + Richmond 300 calls for buildings 2-6 stories in height, yet much of the area **is limited to 3 stories in height** by the zoning

PLAN-ZONING COMPARISON

RICHMOND 300: COMMUNITY MIXED USE

	PLAN	CURRENT ZONING HIGHLIGHTS			
	COMMUNITY MIXED USE	R-3	R-4	R-5	R-7
Development Style	+ Variety of building types with uses mixed horizontally or vertically	+ Single-family detached	+ Single-family detached	+ Single-family detached	+ Compact single and 2-family (attached and detached)
Ground Floor Design	+ High transparency	+ n/a	+ n/a	+ n/a	+ n/a
Mobility	+ Pedestrian, bicycle, and transit access + Parking located within structure or to the rear of buildings	+ n/a	+ n/a	+ n/a	+ n/a
Intensity	+ Height: 2-6 stories + Stepping down in height near residential and historical areas	+ Height: 3 stories ¹ + Lot size: 10,000 sf min + Density: 4 units/acre ²	+ Height: 3 stories ¹ + Lot size: 7,500 sf min + Density: 6 units/acre ²	+ Height: 3 stories ¹ + Lot size: 6,000 sf min + Density: 7 units/acre ²	+ Height: 3 stories ¹ + Lot size: 3,600-4,400 sf min (based on type) + Density: 19 units/acre ²
Uses	+ Primary: Multi-family residential + Retail/office/service + Secondary: Single-family houses, Institutional/government	+ Single-family detached + Public uses and parks	+ Single-family detached + Public uses and parks	+ Single-family detached + Public uses and parks	+ Single-family detached + Single-family Attached + 2-family detached + Public uses and parks

¹ Maximum height in code is stated in feet, so number of stories is an approximation

² Code regulates density through minimum lot size per unit, so this figure is an equivalency

PLAN-ZONING COMPARISON

RICHMOND 300: COMMUNITY MIXED USE

	PLAN	CURRENT ZONING HIGHLIGHTS					
	COMMUNITY MIXED USE	R-43	R-53	R-63	B-2	B-3	UB
Development Style	+ Variety of building types with uses mixed horizontally or vertically	+ Small low-density multi-family	+ Small to medium very low-density multi-family	+ Small compact multi-family	+ Variety of small mixed use or commercial types	+ Variety of small to medium mixed use or commercial types	+ Variety of small mixed use types
Ground Floor Design	+ High transparency	+ 25' min front setback	+ 15' min front setback	+ 0-15' front setback	+ 25' min front setback	+ No front setback requirement	+ No front setback requirement
Mobility	+ Pedestrian, bicycle, and transit access + Parking located within structure or to the rear of buildings	+ n/a	+ n/a	+ Parking at rear	+ Screening for parking	+ Screening for parking + Parking / circulation requirements	+ Screening for parking + Other special requirements for parking
Intensity	+ Height: 2-6 stories + Stepping down in height near residential and historical areas	+ Height: 3 stories ¹ + Lot size: 3,000 sf min per unit + Density: 14 units/acre ²	+ Height: 3-5 stories ¹ (based on transition) + Lot size: 1,250 sf min/u + Density: 35 units/acre ²	+ Height: 3-4 stories + Lot size: 1,000 sf min/u (4,000 sf max total) + Density: 43 units/acre ²	+ Height: 3 stories ¹ (based on transition)	+ Height: 3-5 stories ¹ (based on transition)	+ Height: 2 stories max ¹
Uses	+ Primary: Multi-family residential + Retail/office/service + Secondary: Single-family houses, Institutional/government	+ Single-family detached + Single-family Attached + 2-family detached + Multi-family + Public uses and parks	+ Single-family detached + Single-family Attached + 2-family detached + Multi-family + Public uses and parks	+ Single-family detached + Single-family Attached + 2-family detached + Multi-family + Some non-residential uses (on corners) + Public uses and parks	+ Offices + Retail + Range of other uses + Multi-family + Public uses and parks	+ Offices + Retail + Range of other uses + Multi-family + Public uses and parks	+ Offices + Retail + Range of other uses + Multi-family + Public uses and parks

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PLAN-ZONING COMPARISON

RICHMOND 300: COMMUNITY MIXED USE

SPECIFIC EXAMPLES

Carytown Exchange in Carytown



The Carytown commercial area near I195, allows buildings up to 5 stories in height

Grove and Libbie (zoned UB)



The commercial area around Grove and Libbie is zoned UB, but height is limited to 2 stories

Williamsburg Rd, Fulton Hill (zoned B-2)



Zoning limited to 3 stories and requires a minimum 25 foot front setback (despite existing form)

Broad Rock and Walmsley (also zoned B-2)



Current zoning is the same as the example above, although lots are much larger and more suburban

Mixed Use Building



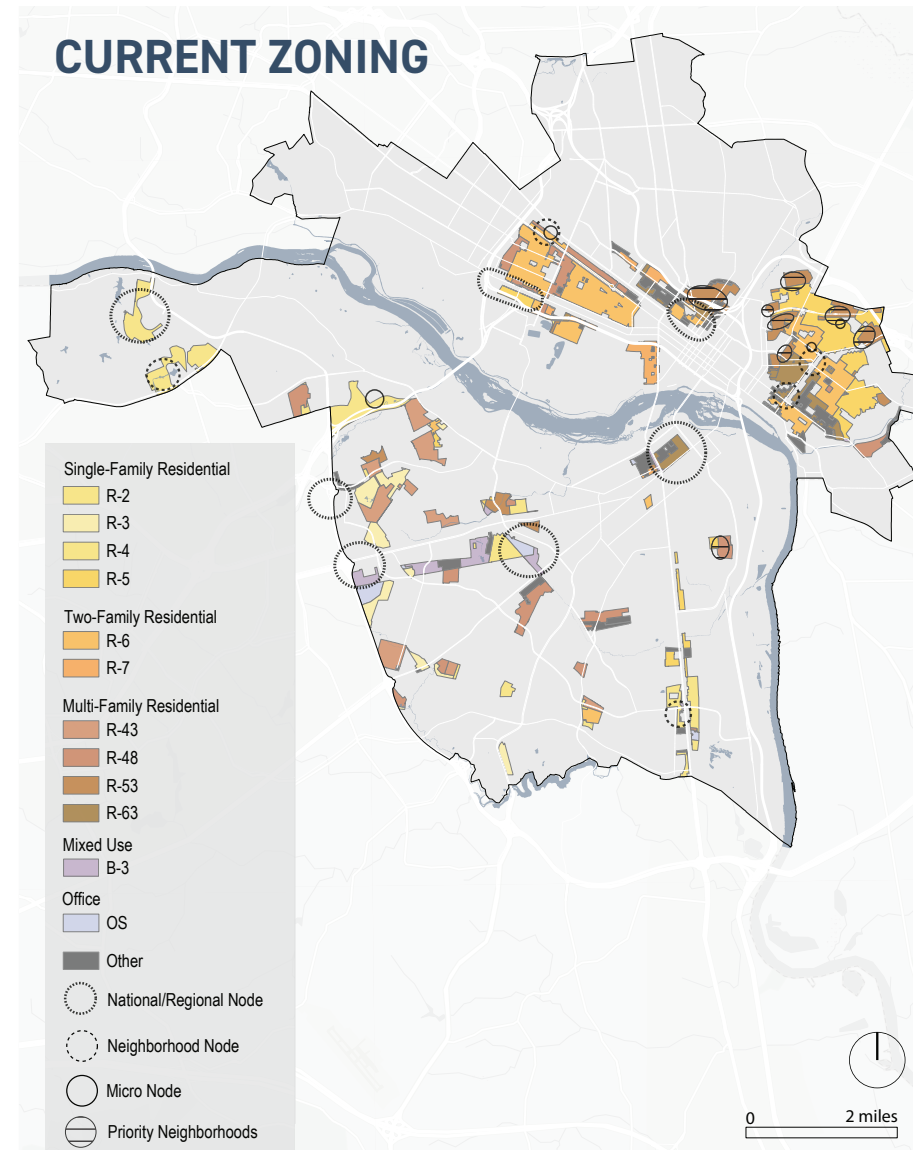
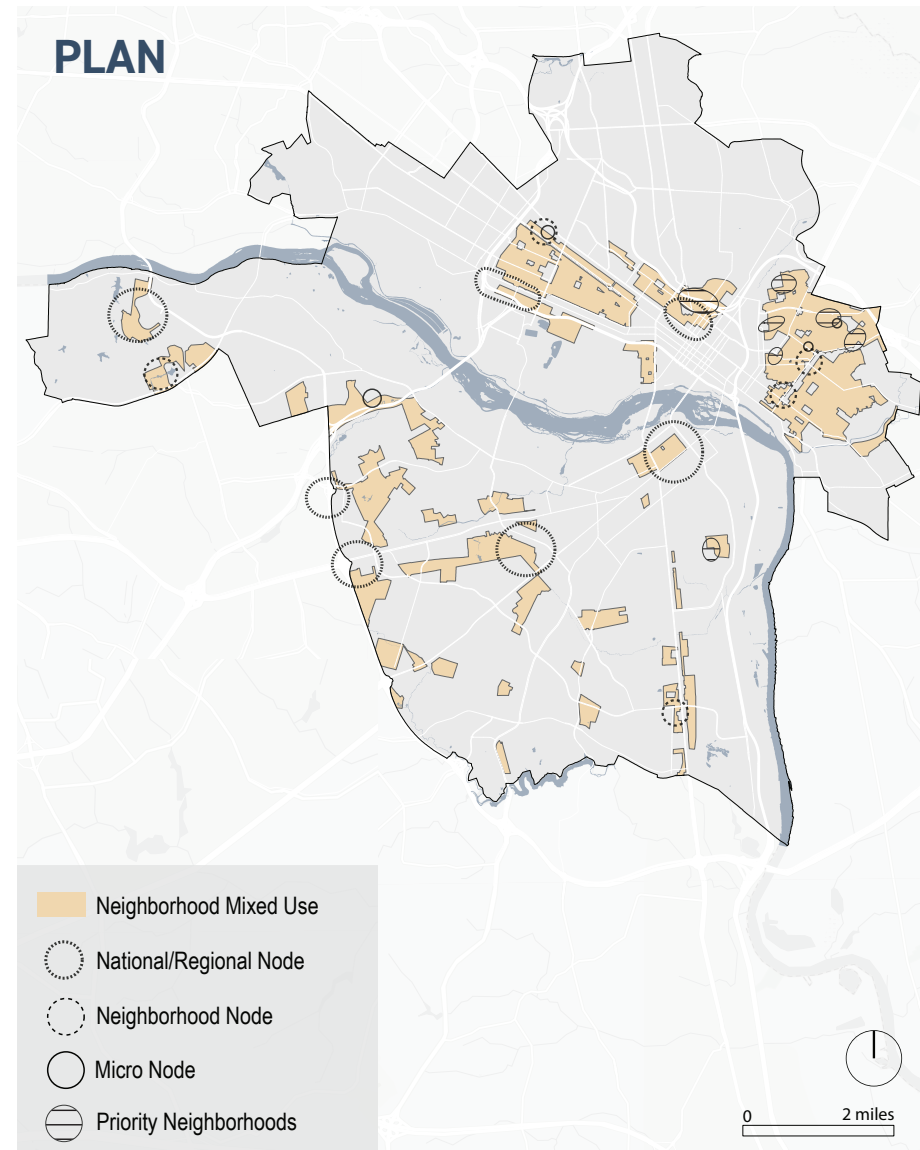
Richmond 300 calls for mixed-use buildings up to 6 stories in Community Mixed Use, although maximum heights will be limited where they must transition to residential or historic neighborhoods and by the visions associated with individual nodes



PLAN-ZONING COMPARISON

RICHMOND 300: NEIGHBORHOOD MIXED USE

Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses



OBSERVATIONS

- + Classic **“missing middle”** category
- + **Largest concentration of Special Use Permits**
- + Neighborhood Mixed Use is intended to accommodate multi-family as a primary use, yet **a significant portion of it is zoned R-2, R-3, R-4 and R-5**
- + Much of the remainder is zoned **R-43, R-48, R-53, and R-63**, but they have **restrictive density limits**
- + Plan generally calls for **larger multi-family buildings and greater mix of uses in nodes** (Richmond 300 includes specific parameters for heights and uses within individual nodes)
- + Neighborhood Mixed Use groups together both **dense historic neighborhoods** around Downtown **and pockets of suburban multi-family uses** in the southern portion of the city

PLAN-ZONING COMPARISON

RICHMOND 300: NEIGHBORHOOD MIXED USE

	PLAN	CURRENT ZONING HIGHLIGHTS					
	NEIGHBORHOOD MIXED USE	R-2	R-3	R-4	R-5	R-6	R-7
Development Style	<ul style="list-style-type: none"> + Variety of building types + Future development should complement existing context 	<ul style="list-style-type: none"> + Single-family detached 	<ul style="list-style-type: none"> + Single-family detached 	<ul style="list-style-type: none"> + Single-family detached 	<ul style="list-style-type: none"> + Single-family detached 	<ul style="list-style-type: none"> + Single and 2-family (attached and detached) 	<ul style="list-style-type: none"> + Compact single and 2-family (attached and detached)
Ground Floor Design	<ul style="list-style-type: none"> + Street-oriented facades + Openings facing the streets + Privacy features for residential 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + n/a
Mobility	<ul style="list-style-type: none"> + Pedestrian, bicycle, and transit access + Parking at rear of street-facing buildings 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + n/a
Intensity	<ul style="list-style-type: none"> + Height: 2-4 stories (4+ stories on major streets) + Lot size: 1,500-5,000 sq ft 	<ul style="list-style-type: none"> + Height: 3 stories¹ + Lot size: 15,000 sf min + Density: 3 units / acre² 	<ul style="list-style-type: none"> + Height: ~3 stories max + Lot size: 10,000 sf min + Density: 4 units / acre max 	<ul style="list-style-type: none"> + Height: 3 stories¹ + Lot size: 7,500 sf min + Density: 6 units / acre² 	<ul style="list-style-type: none"> + Height: 3 stories¹ + Lot size: 6,000 sf min + Density: 7 units / acre² 	<ul style="list-style-type: none"> + Height: 3 stories¹ + Lot size: 5,000 sf min + Density: 10 units / acre² 	<ul style="list-style-type: none"> + Height: 3 stories¹ + Lot size: 3,600-4,400 sf min (based on type) + Density: 19 units / acre²
Uses	<ul style="list-style-type: none"> + Primary: Single-family houses and ADUs, duplexes and small multi-family + Secondary (major streets and nodes): Large multi-family (10+ units), retail/office/service uses, institutional/government 	<ul style="list-style-type: none"> + Single-family detached + Public uses and parks 	<ul style="list-style-type: none"> + Single-family detached + Public uses and parks 	<ul style="list-style-type: none"> + Single-family detached + Public uses and parks 	<ul style="list-style-type: none"> + Single-family detached + Public uses and parks 	<ul style="list-style-type: none"> + Single-family detached + Single-family attached + 2-family detached + Public uses and parks 	<ul style="list-style-type: none"> + Single-family detached + Single-family attached + 2-family detached + Public uses and parks

¹ Maximum height in code is stated in feet, so number of stories is an approximation

² Code regulates density through minimum lot size per unit, so this figure is an equivalency

PLAN-ZONING COMPARISON

RICHMOND 300: NEIGHBORHOOD MIXED USE

	PLAN	CURRENT ZONING HIGHLIGHTS					
	NEIGHBORHOOD MIXED USE	R-43	R-48	R-53	R-63	B-3	OS
Development Style	<ul style="list-style-type: none"> + Variety of building types + Future development should complement existing context 	<ul style="list-style-type: none"> + Small low-density multi-family 	<ul style="list-style-type: none"> + Small low-density multi-family 	<ul style="list-style-type: none"> + Small to medium very low-density multi-family 	<ul style="list-style-type: none"> + Small compact multi-family 	<ul style="list-style-type: none"> + Variety of small to medium mixed use or commercial types 	<ul style="list-style-type: none"> + Small office building
Ground Floor Design	<ul style="list-style-type: none"> + Street-oriented facades + Openings facing the streets + Privacy features for residential 	<ul style="list-style-type: none"> + 25' min front setback 	<ul style="list-style-type: none"> + 15' min front setback 	<ul style="list-style-type: none"> + 15' min front setback 	<ul style="list-style-type: none"> + 0-15' front setback 	<ul style="list-style-type: none"> + No front setback requirement 	<ul style="list-style-type: none"> + 15' min front setback
Mobility	<ul style="list-style-type: none"> + Pedestrian, bicycle, and transit access + Parking at rear of street-facing buildings 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + Parking at rear 	<ul style="list-style-type: none"> + Screening for parking + Parking / circulation requirements 	<ul style="list-style-type: none"> + Screening for parking
Intensity	<ul style="list-style-type: none"> + Height: 2-4 stories (4+ stories on major streets) + Lot size: 1,500 -5,000 sf 	<ul style="list-style-type: none"> + Height: 3 stories¹ + Lot size: 3,000 sf min per unit + Density: 14 units/acre² 	<ul style="list-style-type: none"> + Height: 3 stories¹ + Lot size: 2,200 sf min per unit + Density: 19 units/acre² 	<ul style="list-style-type: none"> + Height: 3-5 stories¹ (based on transition) + Lot size: 1,250 sf min/u + Density: 35 units/acre² 	<ul style="list-style-type: none"> + Height: 3-4 stories + Lot size: 1,000 sf min/u unit (4,000 sf total) + Density: 43 units/acre² 	<ul style="list-style-type: none"> + Height: 3-5 stories¹ (based on transition) 	<ul style="list-style-type: none"> + Height: 3 stories max¹
Uses	<ul style="list-style-type: none"> + Primary: Single-family houses and ADUs, duplexes and small multi-family + Secondary (major streets and nodes): Large multi-family (10+ units), retail/office/service uses, institutional/government 	<ul style="list-style-type: none"> + Single-family detached + Single-family Attached + 2-family detached + Multi-family + Public uses and parks 	<ul style="list-style-type: none"> + Single-family detached + Single-family Attached + 2-family detached + Multi-family + Public uses and parks 	<ul style="list-style-type: none"> + Single-family detached + Single-family Attached + 2-family detached + Multi-family + Public uses and parks 	<ul style="list-style-type: none"> + Single-family detached + Single-family Attached + 2-family detached + Multi-family + Some non-residential uses (on corners) + Public uses and parks 	<ul style="list-style-type: none"> + Offices + Retail + Range of other uses + Multi-family + Public uses and parks 	<ul style="list-style-type: none"> + Offices + Limited light industrial type uses + Public uses and parks

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² Code regulates density through minimum lot size per unit, so this figure is an equivalency

PLAN-ZONING COMPARISON

RICHMOND 300: NEIGHBORHOOD MIXED USE

SPECIFIC EXAMPLES

The Fan (zoned R-6)



Much of The Fan is R-6 (single and two-family uses), although some older multi-family building exist

Venable St, Union Hill (zoned R-63)



Currently zoned to allow for small Multi-Family buildings up to 4 stories, with mixed uses on corners

Chippenham Forest (zoned R-48)



This complex is zoned R-48, but substantial setbacks are required

Jeff Davis and Bells Rd area (zoned R-4)



Currently zoned Single-Family Detached

Small Multi-Family, with Mixed Uses



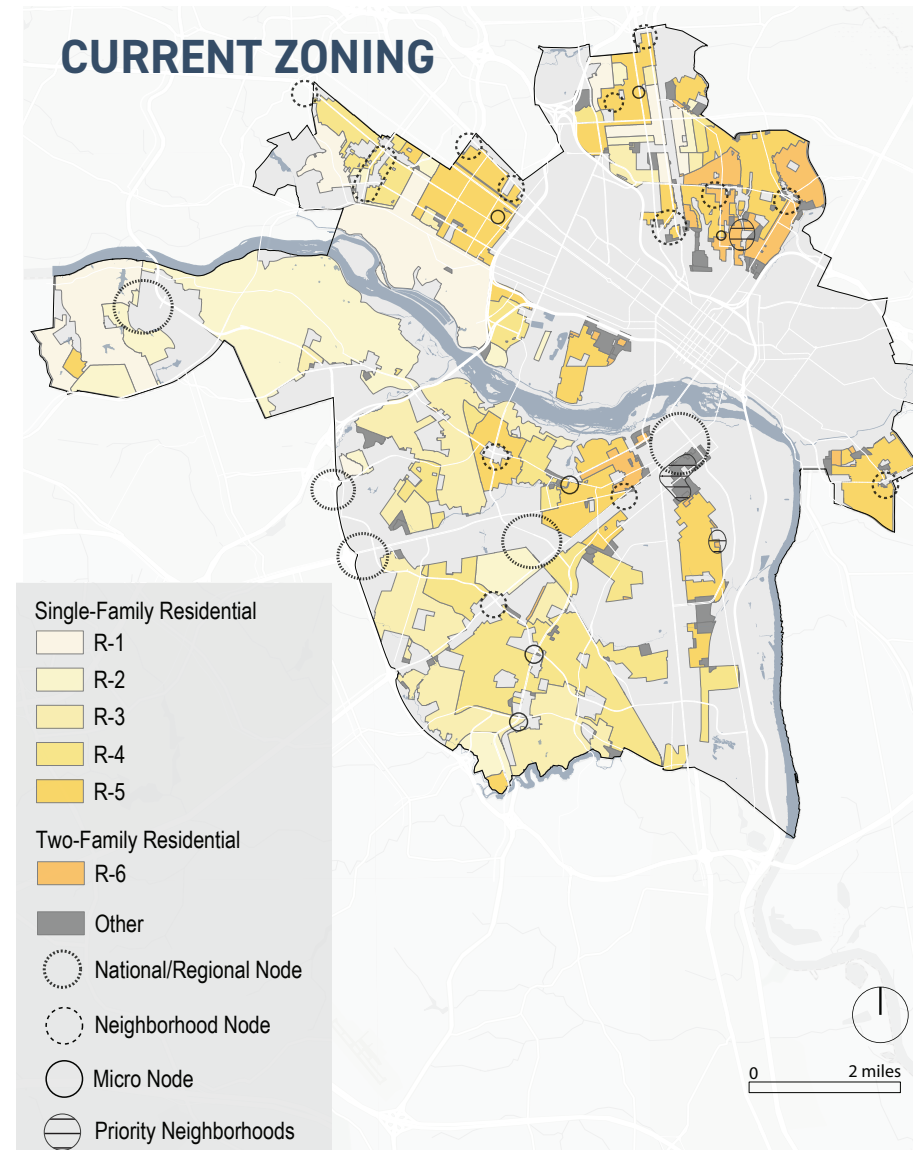
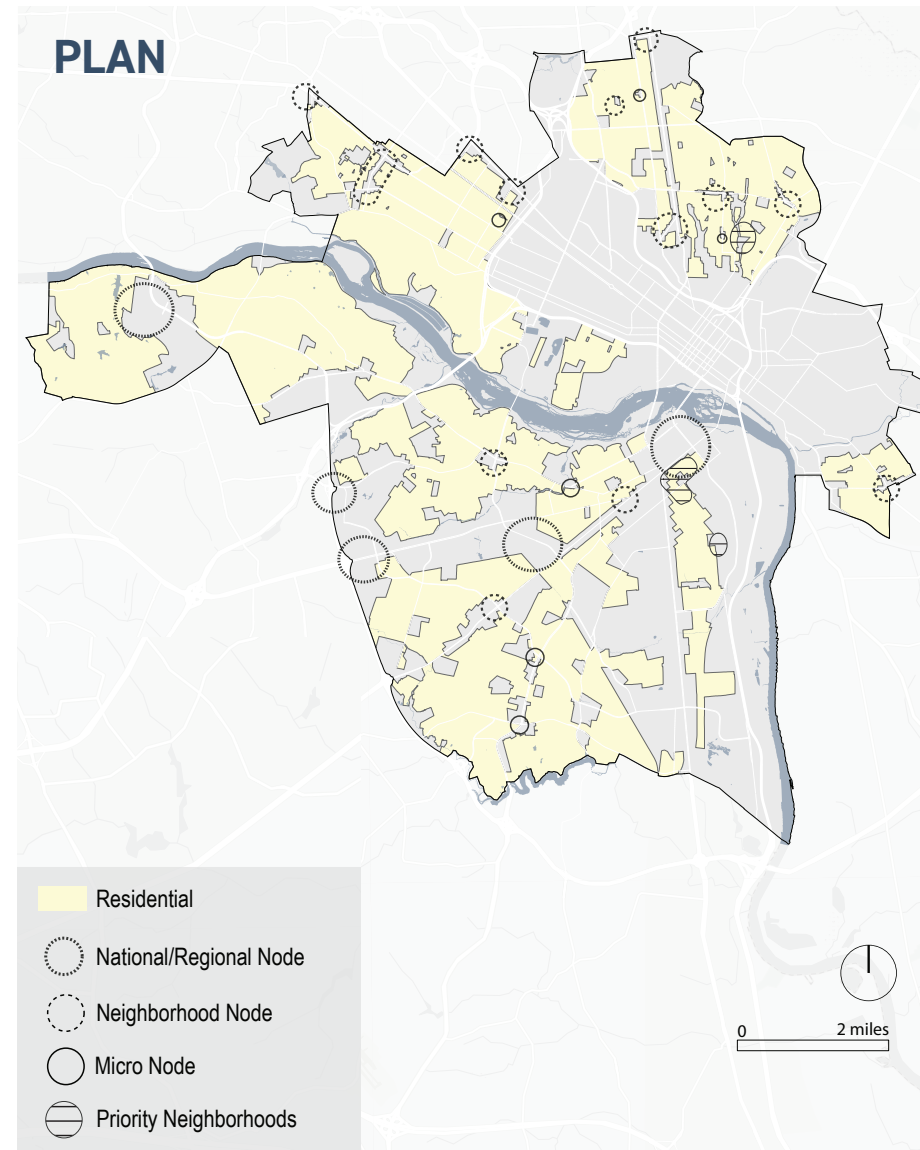
Richmond 300 calls for small multi-family buildings up to 4 stories to be allowed in Neighborhood Mixed Use, with larger multi-family (and mixed uses) as secondary uses



PLAN-ZONING COMPARISON

RICHMOND 300: RESIDENTIAL

Neighborhoods consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.



OBSERVATIONS

- + Residential **covers 42% of the city**, more than any other land use (but less than the 59% of the city that is currently zoned single-family)
- + Most of Residential is currently implemented through **R-1, R-2, R-3, R-4 and R-5**, they differ mostly in terms of **minimum lot size and width** - may be an **opportunity to consolidate**
- + Richmond 300 generally calls for **duplexes and small multi-family** along major streets and nodes, but the current Single-Family Detached zoning districts do not allow this (Richmond 300 identifies major streets and includes specific parameters for heights and uses within individual nodes)

PLAN-ZONING COMPARISON

RICHMOND 300: RESIDENTIAL

	PLAN	CURRENT ZONING HIGHLIGHTS					
	RESIDENTIAL	R-1	R-2	R-3	R-4	R-5	R-6
Development Style	+ Single-family housing, ADUs, duplexes, and small multi-family	+ Single-family detached	+ Single-family detached	+ Single-family detached	+ Single-family detached	+ Single-family detached	+ Single and 2-family (attached and detached)
Ground Floor Design	+ n/a	+ n/a	+ n/a	+ n/a	+ n/a	+ n/a	+ n/a
Mobility	+ Prioritizes bicycle and pedestrian access + Transit on edges of neighborhoods	+ n/a	+ n/a	+ n/a	+ n/a	+ n/a	+ n/a
Intensity	+ Height: 1-3 stories + Lot size: 5,000-20,000 sf + Res. Density: 2-10 units / acre	+ Height: 3 stories ¹ + Lot size: 20,000 sf min + Lot width: 100' min + Density: 2 units / acre ²	+ Height: 3 stories ¹ + Lot size: 15,000 sf min + Lot width: 90' min + Density: 3 units / acre ²	+ Height: 3 stories ¹ + Lot size: 10,000 sf min + Lot width: 75' min + Density: 4 units / acre ²	+ Height: 3 stories ¹ + Lot size: 7,500 sf min + Lot width: 60' min + Density: 6 units / acre	+ Height: 3 stories ¹ + Lot size: 6,000 sf min + Lot width: 50' min + Density: 7 units / acre ²	+ Height: 3 stories ¹ + Lot size: 5,000 sf min + Lot width: 50' min + Density: 10 units/acre ²
Uses	+ Primary: Single-family houses and ADUs + Secondary (major streets and nodes): Duplex, small multi-family (3-10 units), institutional/government	+ Single-family detached + Public uses and parks	+ Single-family detached + Public uses and parks	+ Single-family detached + Public uses and parks	+ Single-family detached + Public uses and parks	+ Single-family detached + Public uses and parks	+ Single-family detached + Single-family Attached + 2-family detached + Public uses and parks

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PLAN-ZONING COMPARISON

RICHMOND 300: RESIDENTIAL

SPECIFIC EXAMPLES

Monument Avenue, Sauer's Gardens (zoned R-5)



Huguenot Road, Southampton (zoned R-2)



Meadow Bridge Rd, Providence Park (zoned R-5)



Broad Rock Blvd, By VA Center (zoned R-4)



Duplexes and Small Multi-Family



Within Residential, Richmond 300 generally calls for duplexes and small multi-family buildings (up to 10 units) along major streets and at nodes, while interior neighborhood areas will remain single family. The examples above are on major streets (as identified in Richmond 300), although the degree of intensity being applied will be determined through zoning

KEY TAKEAWAYS

Vision of Land Uses

- + Richmond 300 states **a clear intention for each future land use, including its built form**
- + The intentions are usually stated in a way that allows some flexibility, meaning that there is **room for some degree of variation and nuance**
- + In some cases, a future land use groups together **places with noticeably different characters**, requiring the zoning to determine what differing requirements (for example for maximum height or range of permitted uses) will implement the vision in each area
- + Some of these differences are captured in the **nodes and major streets** that Richmond 300 layers onto the land uses

Effectiveness of Current Implementing Zoning Districts

- + Most Richmond 300 future land uses are **currently implemented through multiple zoning districts**, often with very different requirements
- + There is **a clear mismatch** between most Richmond 300 future land uses and **at least some of their current implementing zoning districts**
- + In general, zoning districts tend to be **more restrictive** in terms of uses and heights, and **less urban** in terms of their built form standards and density limits than Richmond 300
- + In **only a few cases** are zoning districts are more permissive than what is contemplated in Richmond 300

NEXT STEPS

Additional Analysis

- + More extensive economic feasibility analysis
- + Input from engagement events
- + Integration of Zoning Code Framework with Pattern Book analyses

District Framework (Draft Zoning Districts)

- + Development of a preliminary set of draft zoning districts, taking direction from Richmond 300 and creating sub-types
- + Draft zoning districts will be initially defined in broad terms, based on a few key metrics only
- + Some zoning districts may appear under more than one future land use category
- + Preparation of materials to test and workshop the draft zoning districts

QUESTIONS FOR THE TEAM?