

RICHMOND 300 ZONING CODE REFRESH

Draft Pattern Book and Framework Materials
September ZAC Meeting



CONTENTS

- 1** **Where Are We?**
- 2** **August Engagement Feedback**
- 3** **Draft Pattern Book Update**
- 4** **District Framework Break Out**
Residential
Neighborhood Mixed Use

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.

2. AUGUST ENGAGEMENT FEEDBACK

AUGUST OPEN HOUSES AND POP-UPS: KEY TAKEAWAYS

- » ***Strong support*** for the ***zoning refresh***, lots of ***in-depth engagement!***
- » An ***overall interest*** in ***balancing speed, affordability*** and ***quality*** of new development—one should not be compromised for another
- » ***General support*** for allowing ***multi-family*** uses along ***major streets*** within Residential
- » ***General support*** for allowing a ***broad range*** of ***mixed uses*** within Neighborhood Mixed Use



AUGUST OPEN HOUSES AND POP-UPS: KEY TAKEAWAYS

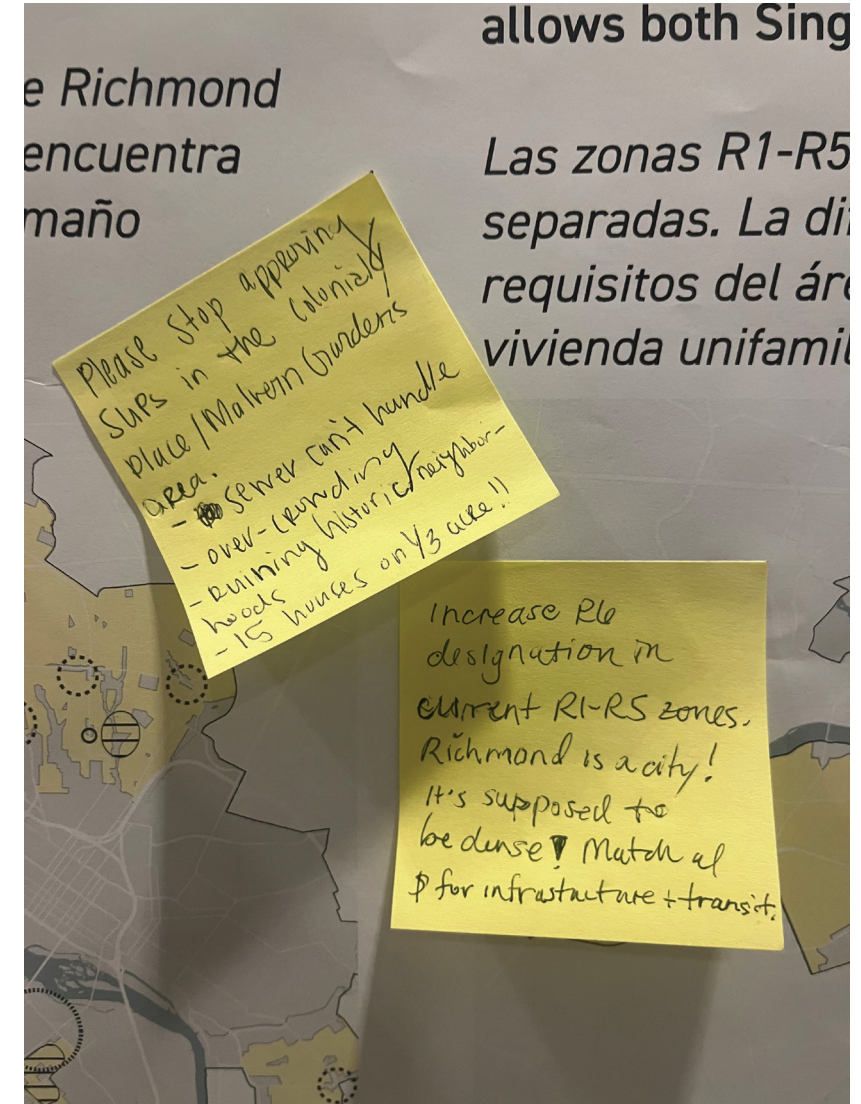
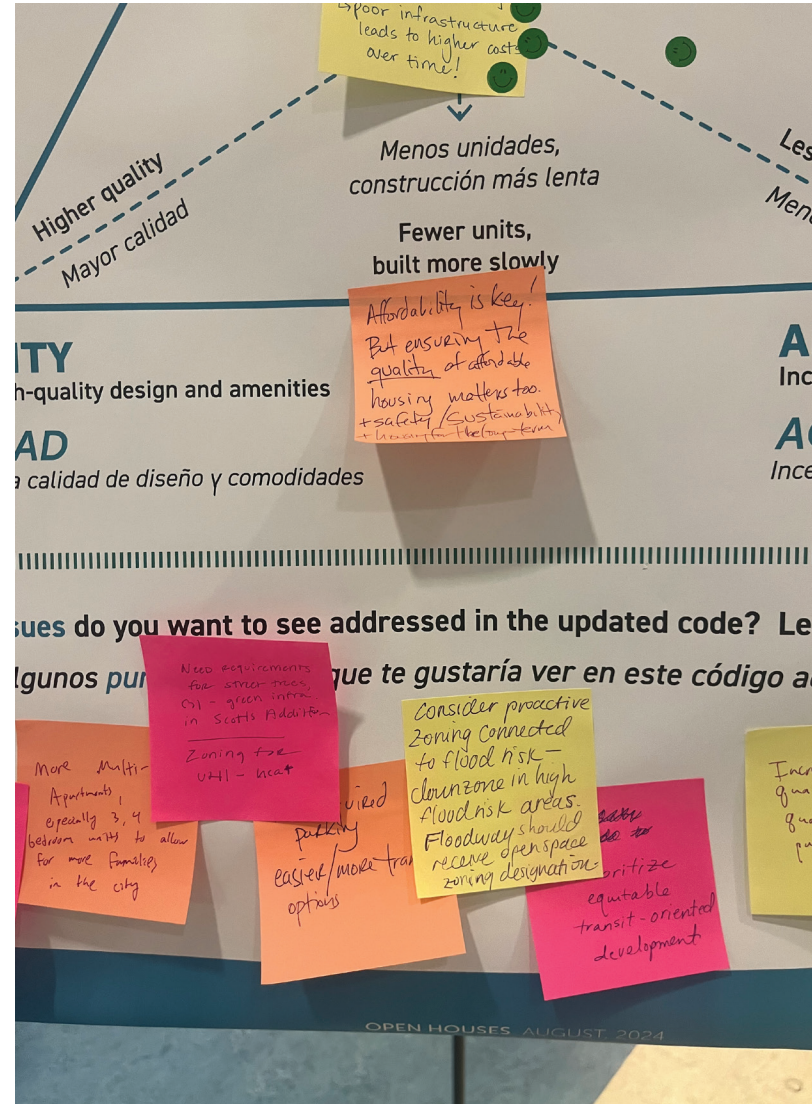
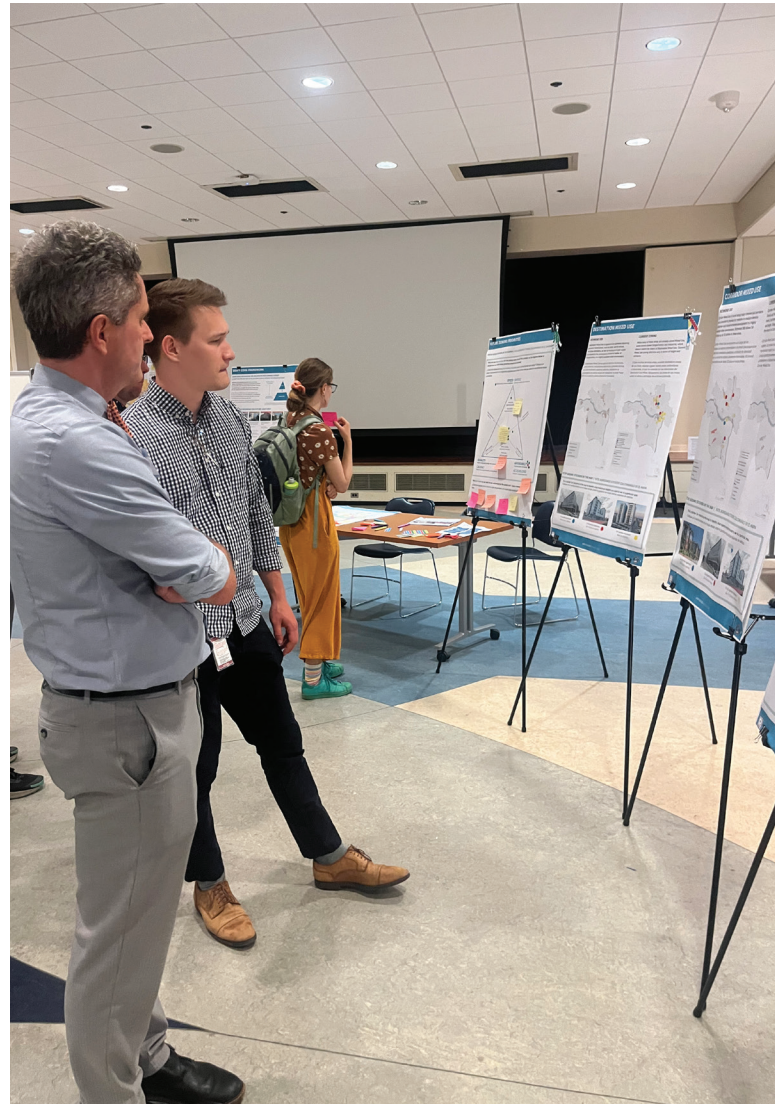
- » **Mixed views** on **heights** appropriate for specific Destination Mixed Use areas – **many said 10+ stories** across the board, **while others said 5-10 stories**
- » **Mixed views** about specific heights for Corridor Mixed Use areas, with **most supporting** something in the **5-10 story** range
- » **Broad support** for **5-6 story heights** for Community Mixed Use areas



AUGUST OPEN HOUSES AND POP-UPS: KEY TAKEAWAYS

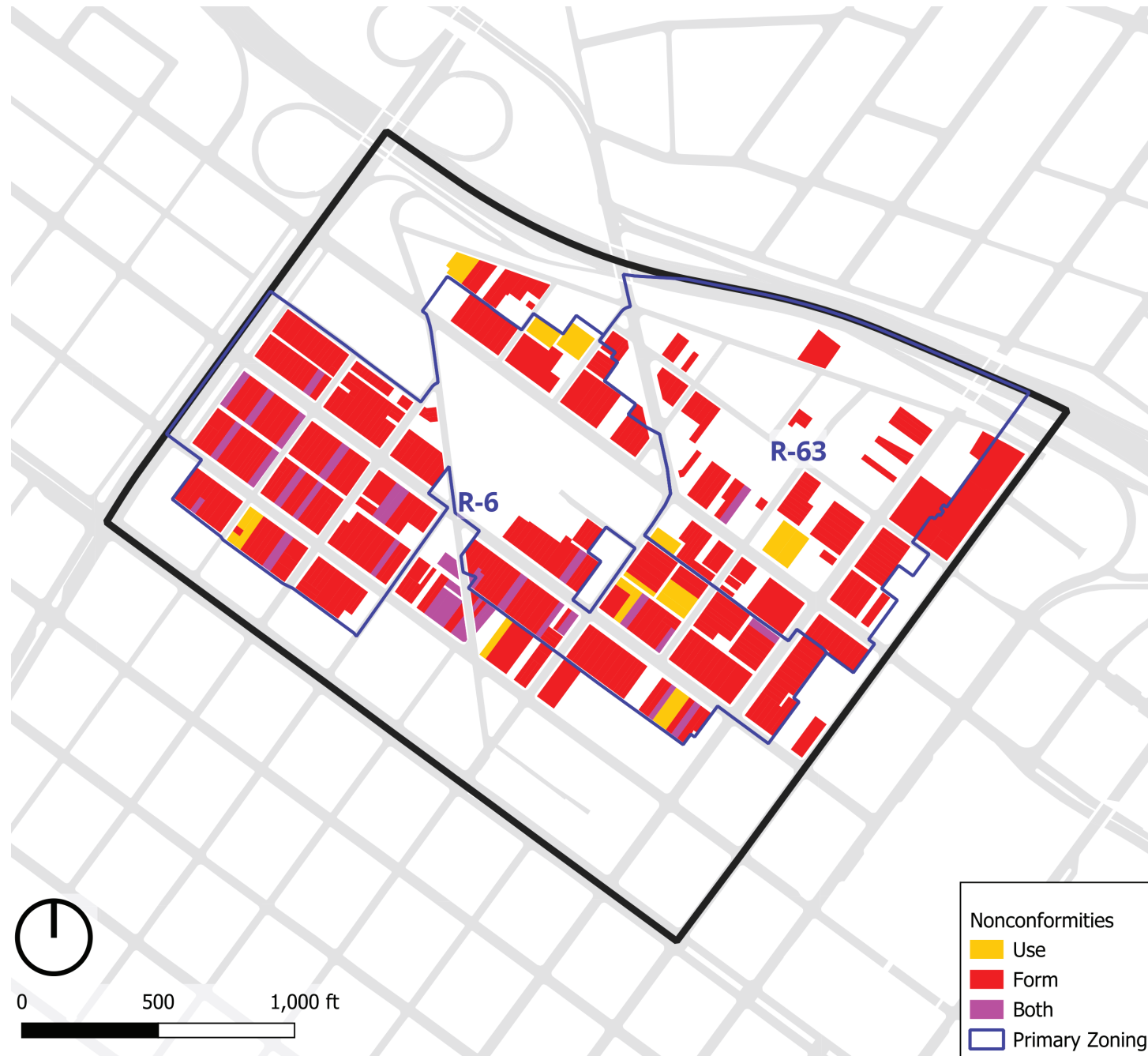
For those interested, there is still opportunity to provide feedback online at:

<https://richmond.konveio.com/code-refresh-open-house>



3. DRAFT PATTERN BOOK UPDATE

JACKSON WARD: NONCONFORMITIES

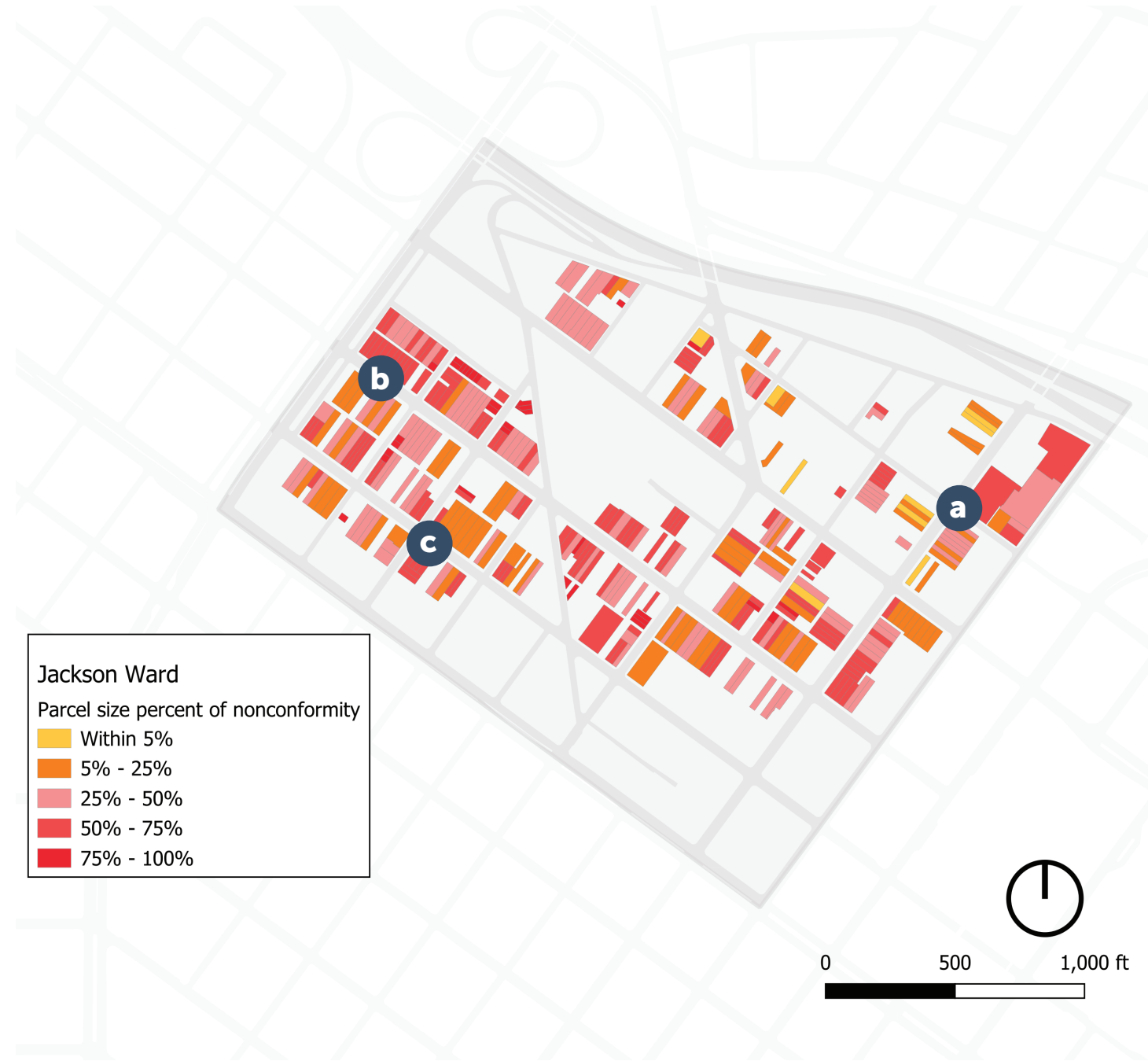


62% of all parcels in Jackson Ward are nonconforming based on lot size, lot coverage, building height, frontage, and/or use.

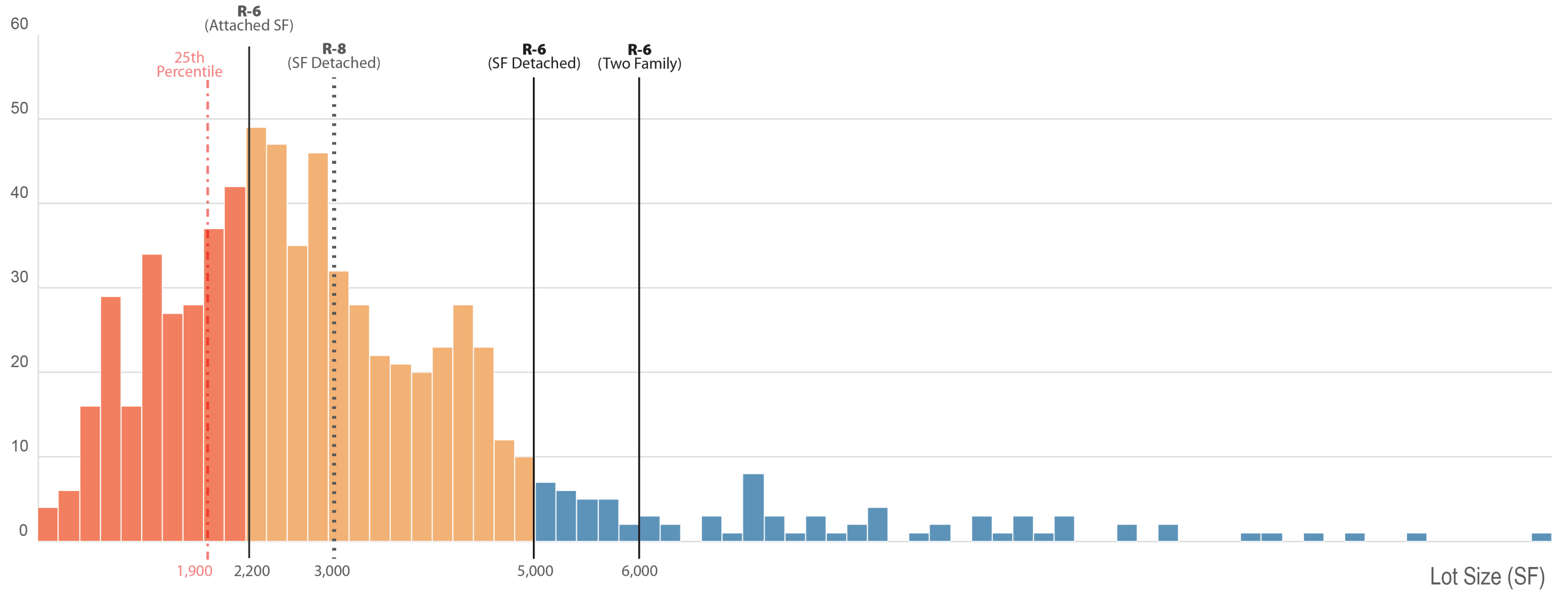
- 2% Due to Use
- 55% Due to Form
- 5% Due to Both

Predominantly zoned R-6 and R-63

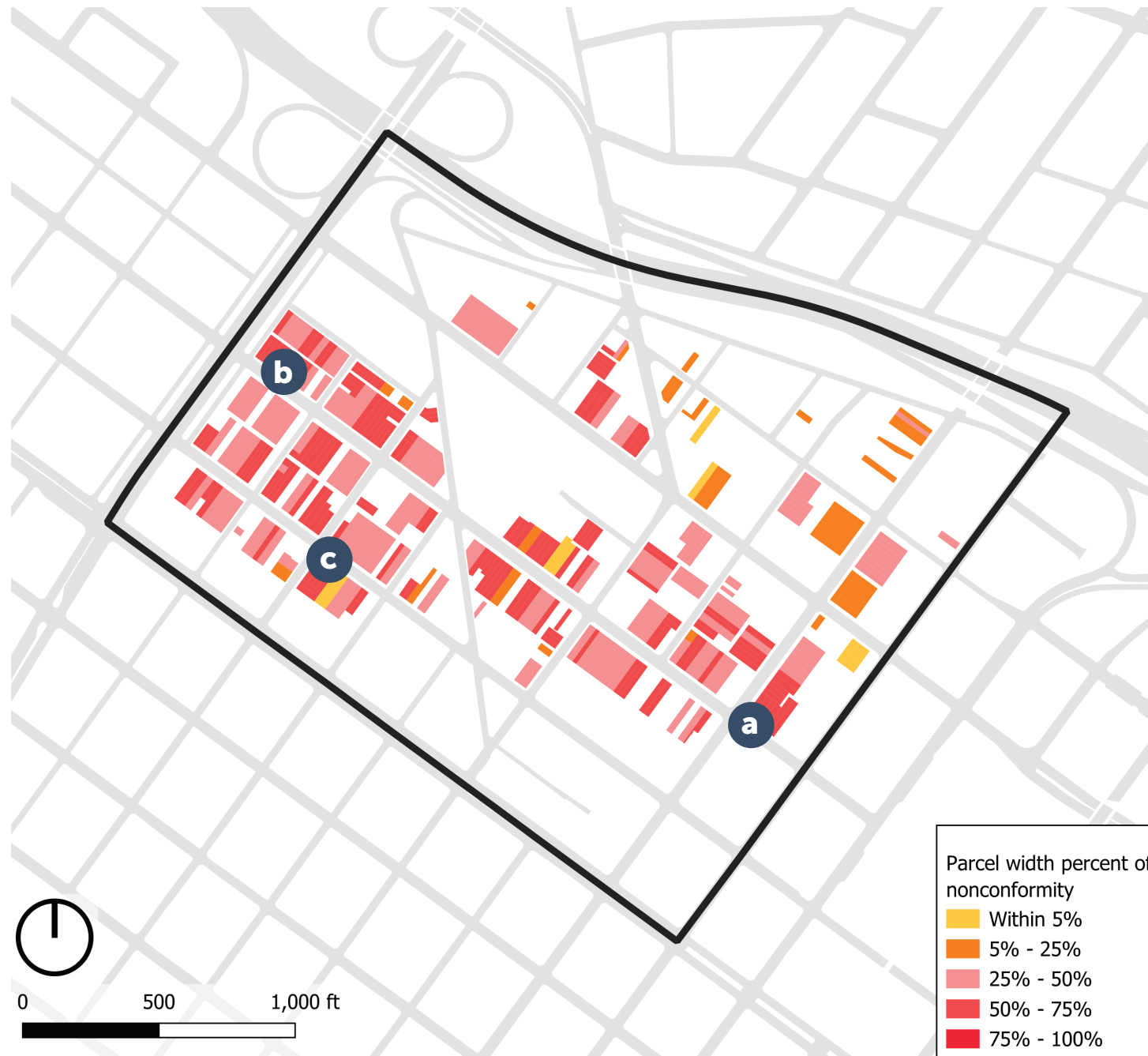
JACKSON WARD: LOT SIZE NONCONFORMITY



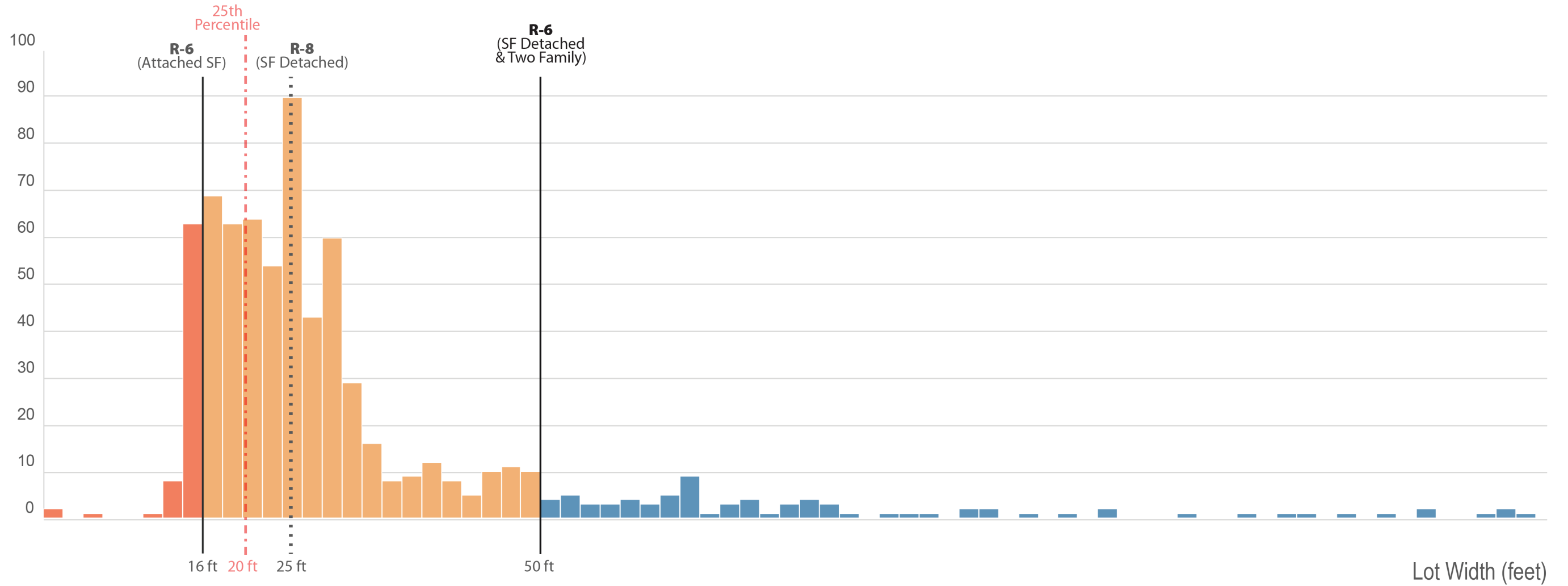
JACKSON WARD: LOT SIZE DISTRIBUTION



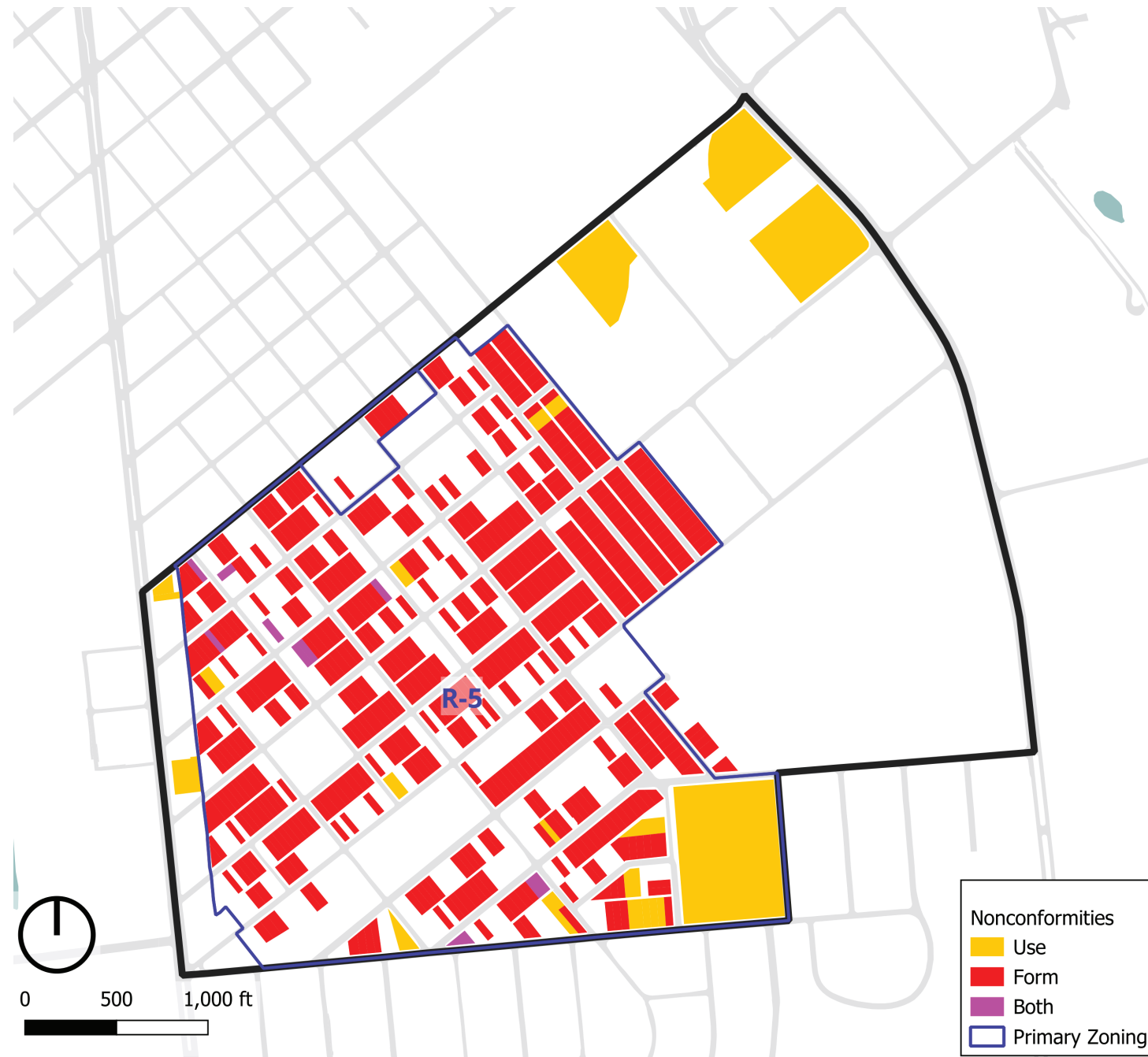
JACKSON WARD: LOT WIDTH NONCONFORMITY



JACKSON WARD: LOT WIDTH DISTRIBUTION



OAK GROVE: NONCONFORMITIES



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

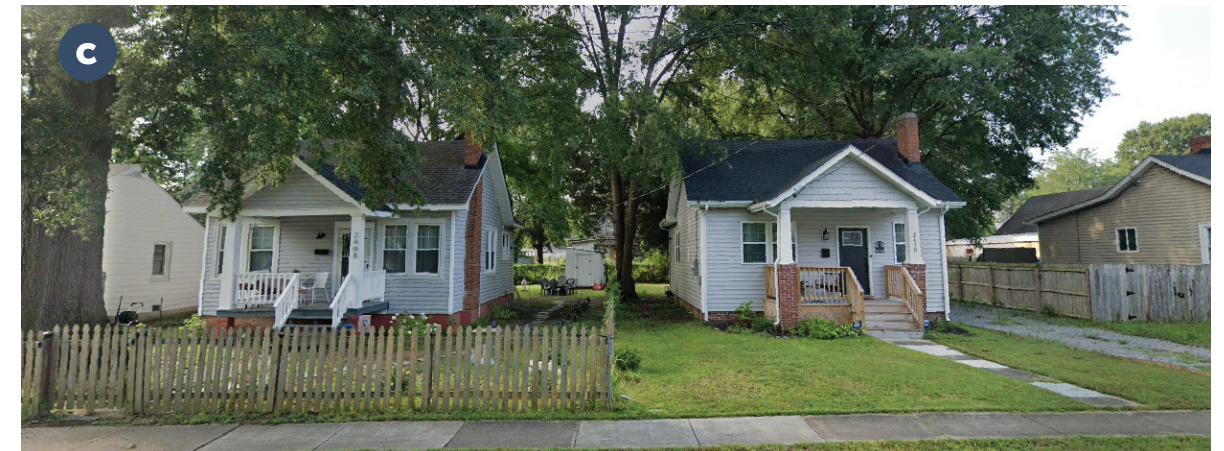
2.5% Due to Use

65% Due to Form

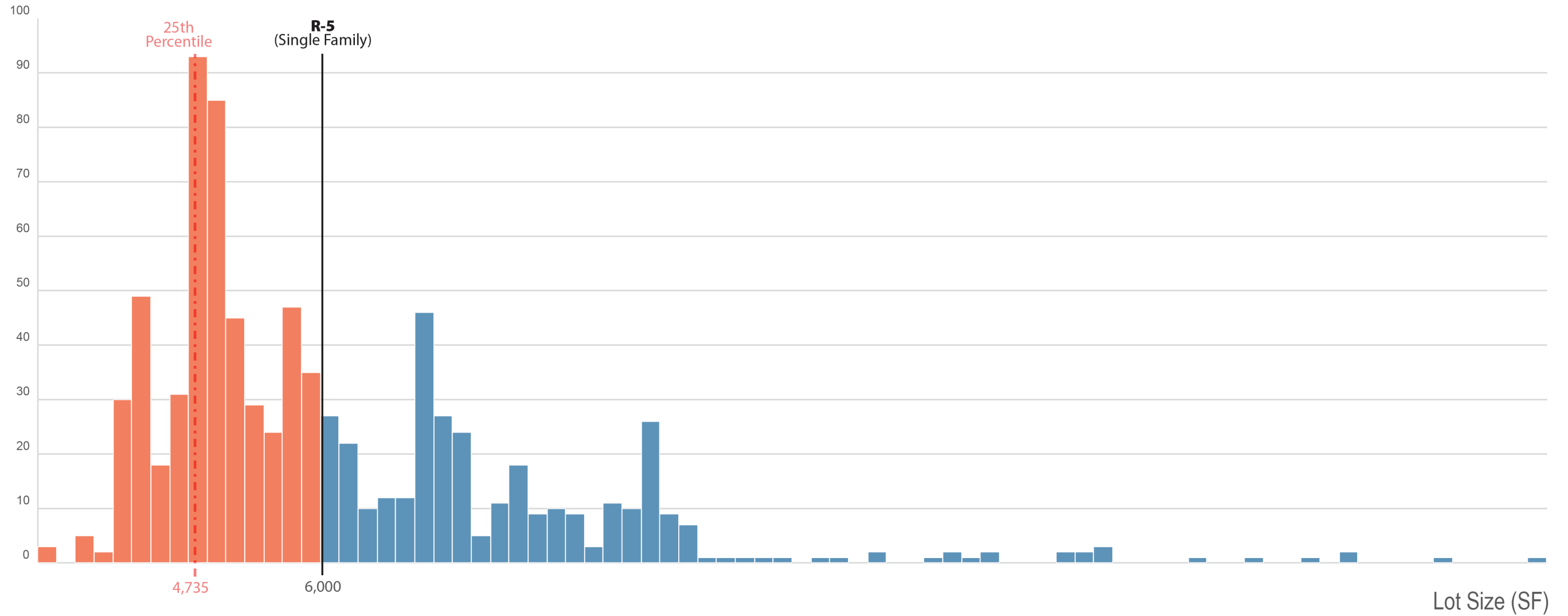
0.5% Due to Both

Predominantly zoned R-5

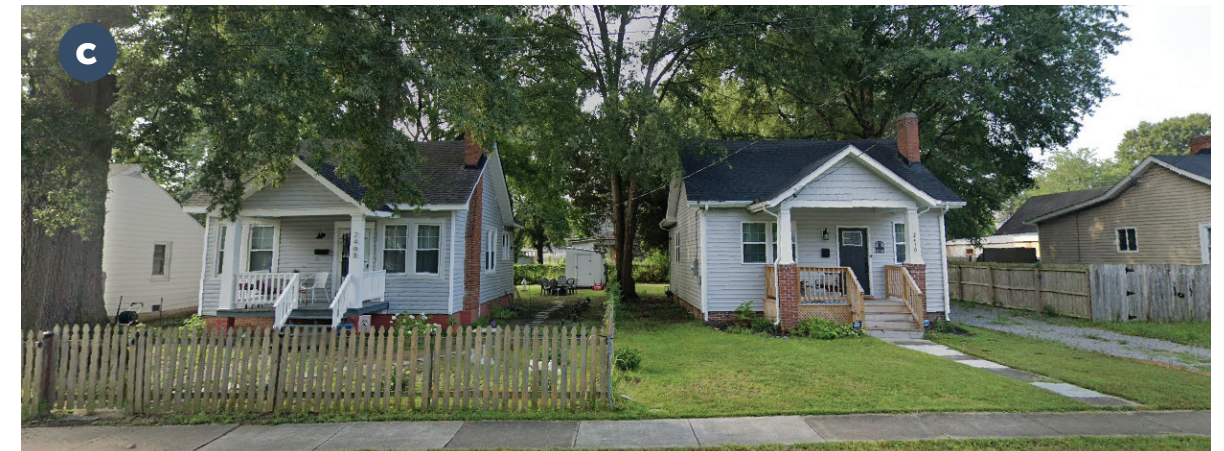
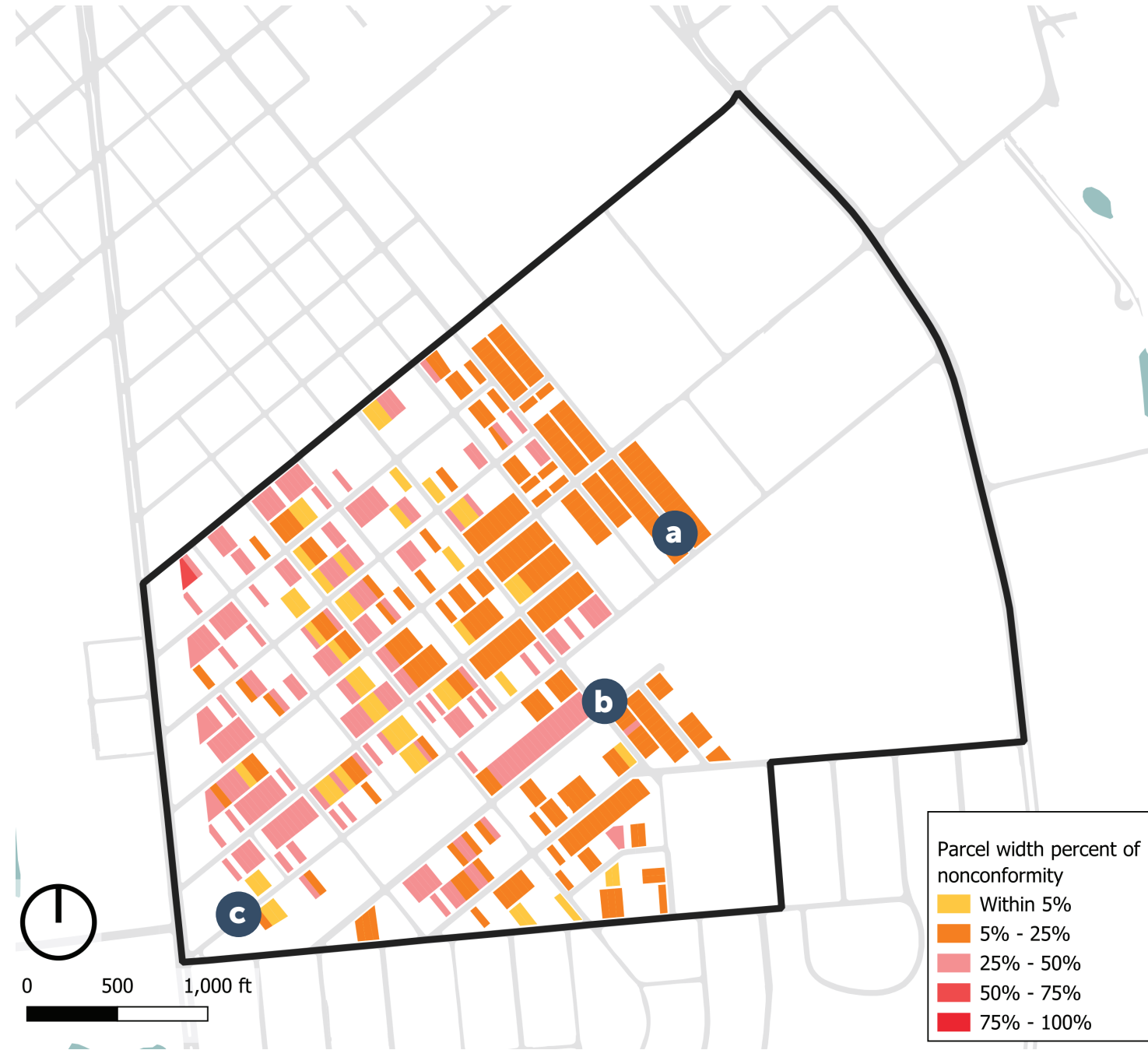
OAK GROVE: LOT SIZE NONCONFORMITY



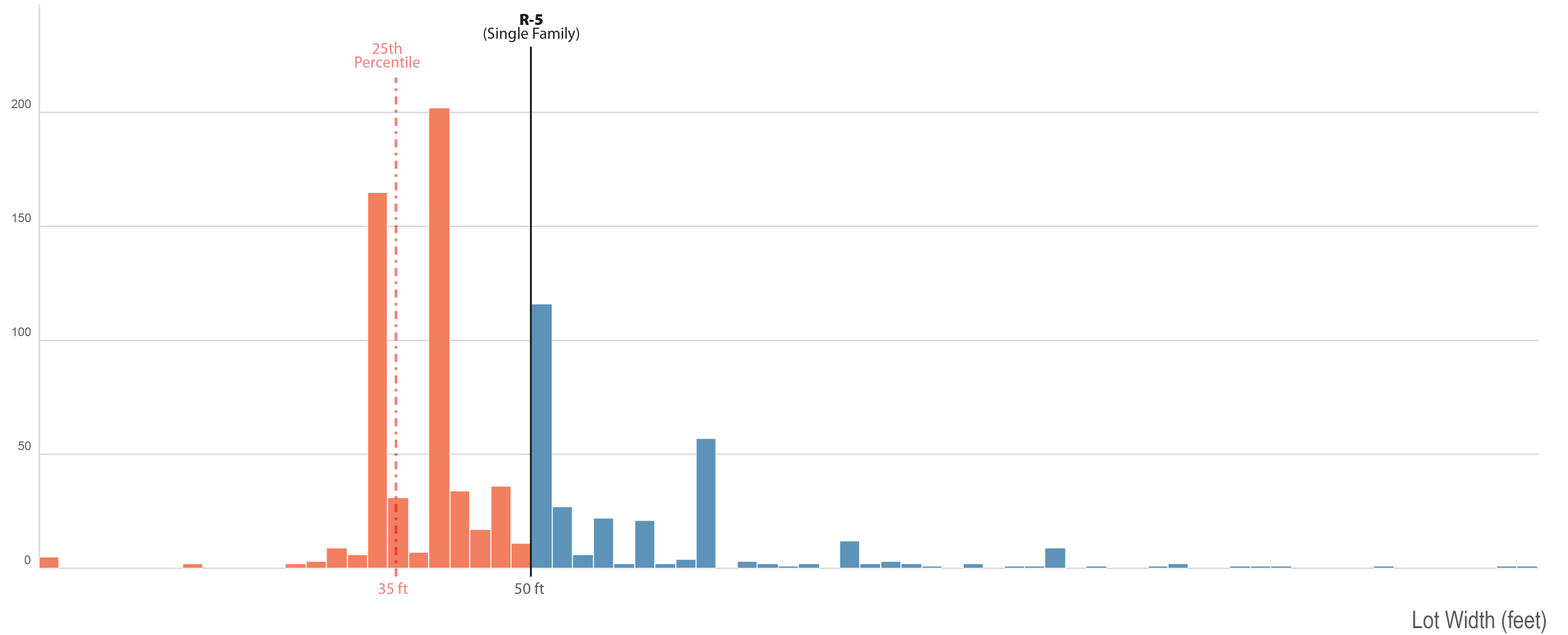
OAK GROVE: LOT SIZE DISTRIBUTION



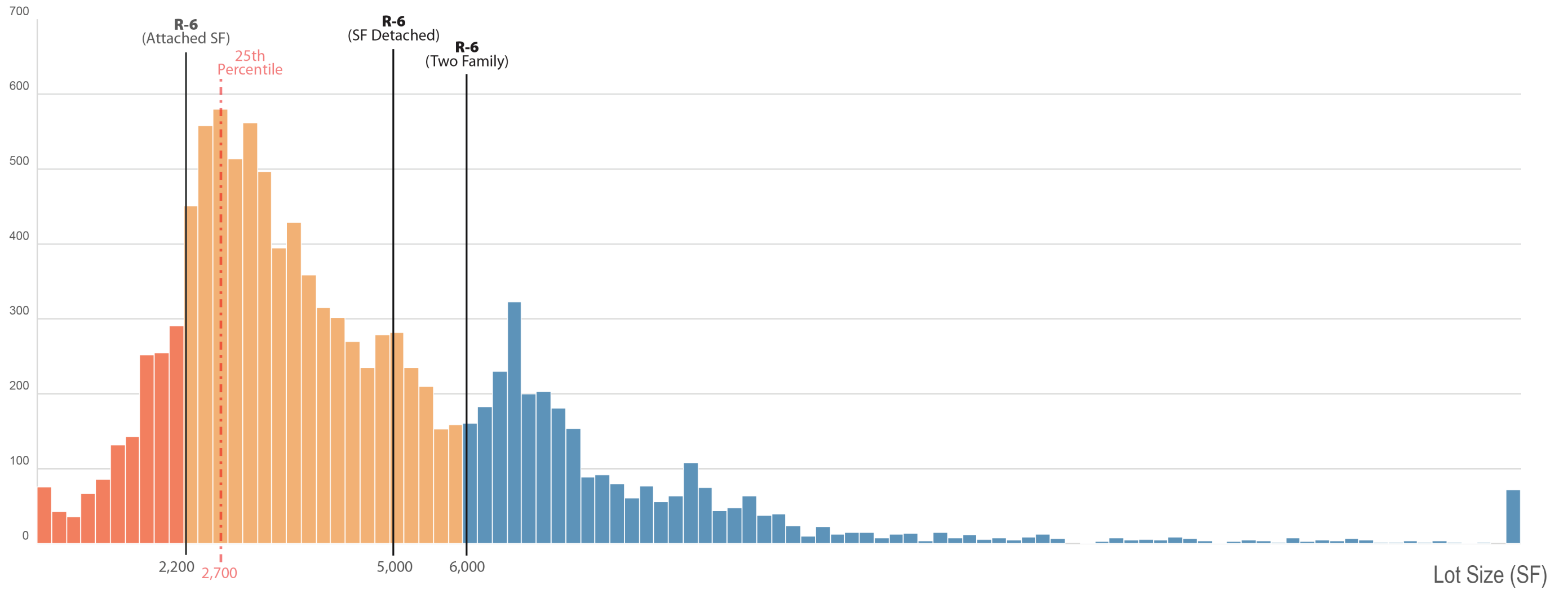
OAK GROVE: LOT WIDTH NONCONFORMITY



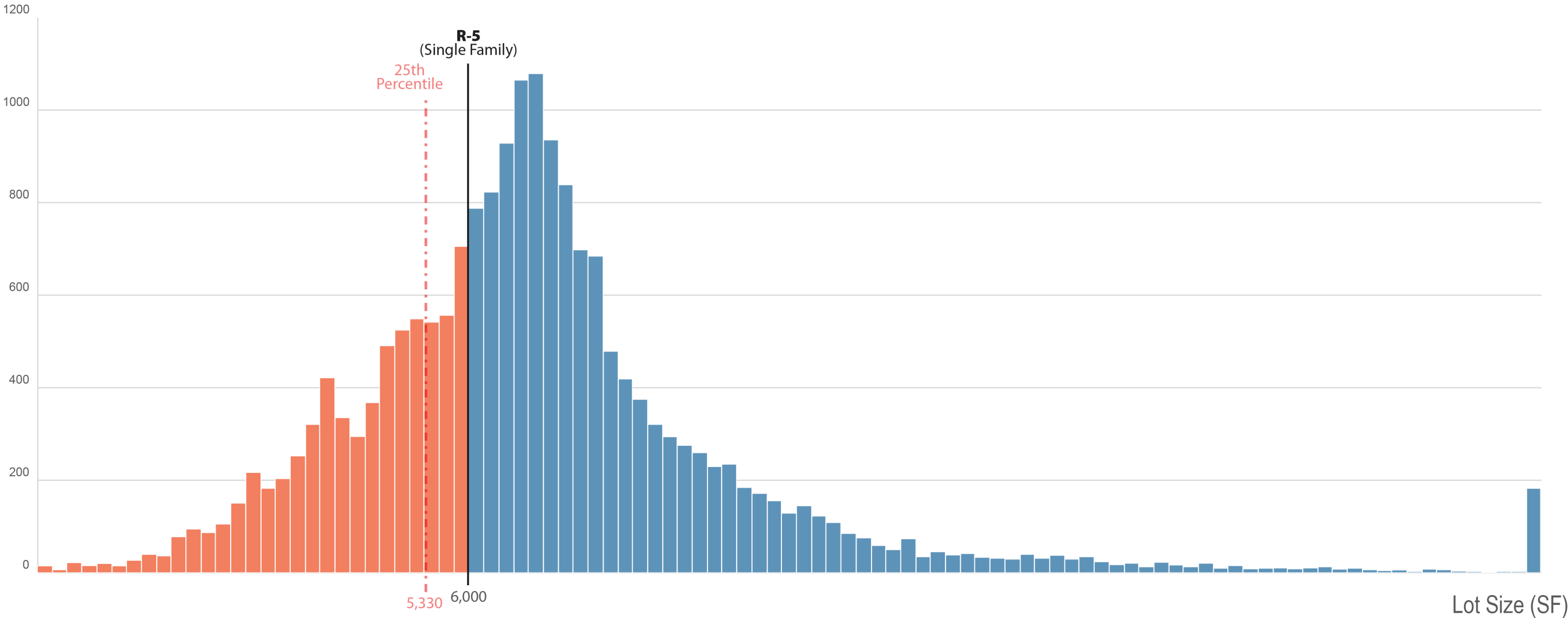
OAK GROVE: LOT WIDTH DISTRIBUTION



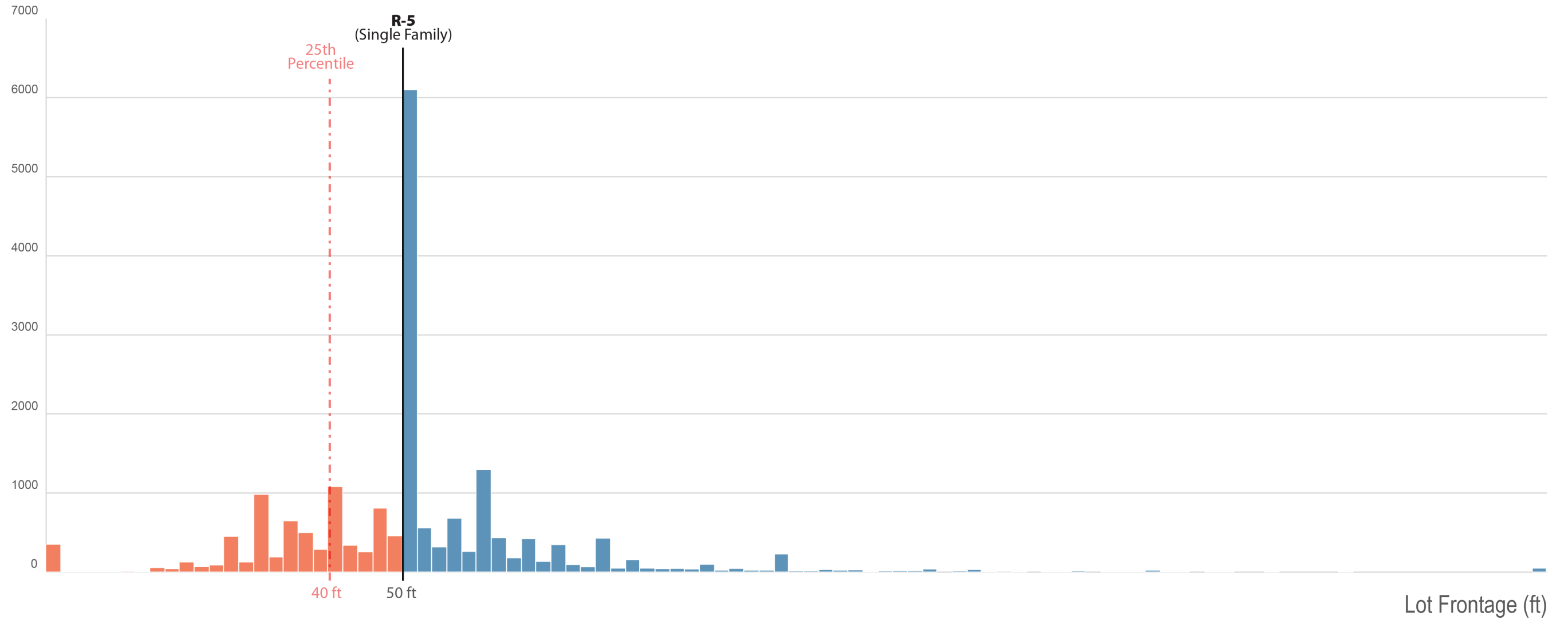
R-6: CITYWIDE LOT SIZE DISTRIBUTION



R-5: CITYWIDE LOT SIZE DISTRIBUTION



R-5: CITYWIDE LOT WIDTH DISTRIBUTION



4. DISTRICT FRAMEWORK BREAK OUT

OVERVIEW

PRESENTATION

20 minutes

- » Focus on the **Residential** and **Neighborhood Mixed Use** categories
- » Identification of **big questions** we need your help resolving
- » Sharing of **precedents**
- » Presentation of some **conceptual new zoning ideas** for discussion

BREAK OUT GROUP DISCUSSION

30 minutes

RESIDENTIAL



NEIGHBORHOOD MIXED USE
+ AFFORDABLE HOUSING

RESIDENTIAL



NEIGHBORHOOD MIXED USE
+ AFFORDABLE HOUSING

RESIDENTIAL



NEIGHBORHOOD MIXED USE
+ AFFORDABLE HOUSING

RESIDENTIAL



NEIGHBORHOOD MIXED USE
+ AFFORDABLE HOUSING

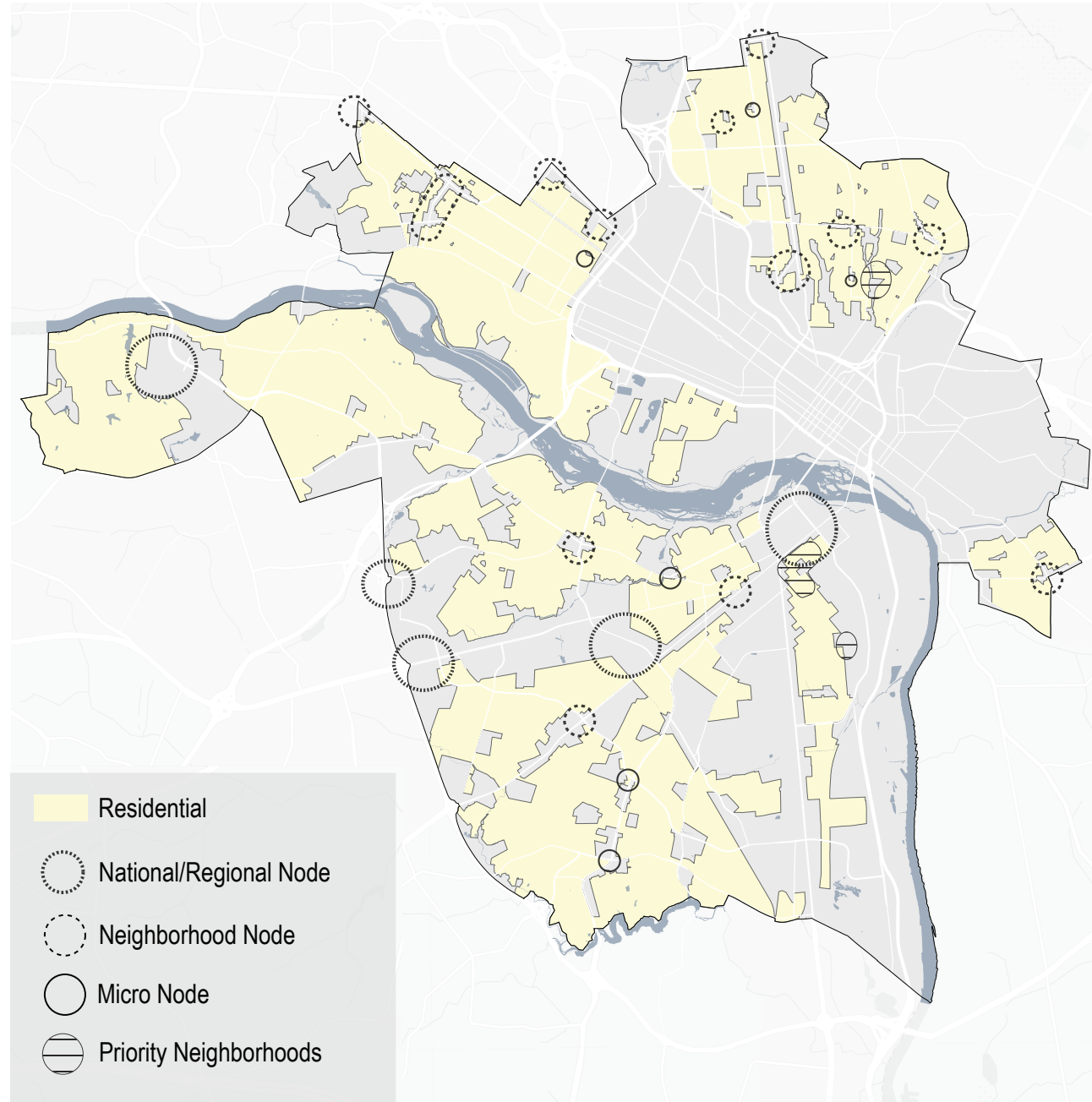
REPORT BACK

15 minutes

- » **Highlights** from discussion in each four groups, covering **both land uses**

RESIDENTIAL: RICHMOND 300

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

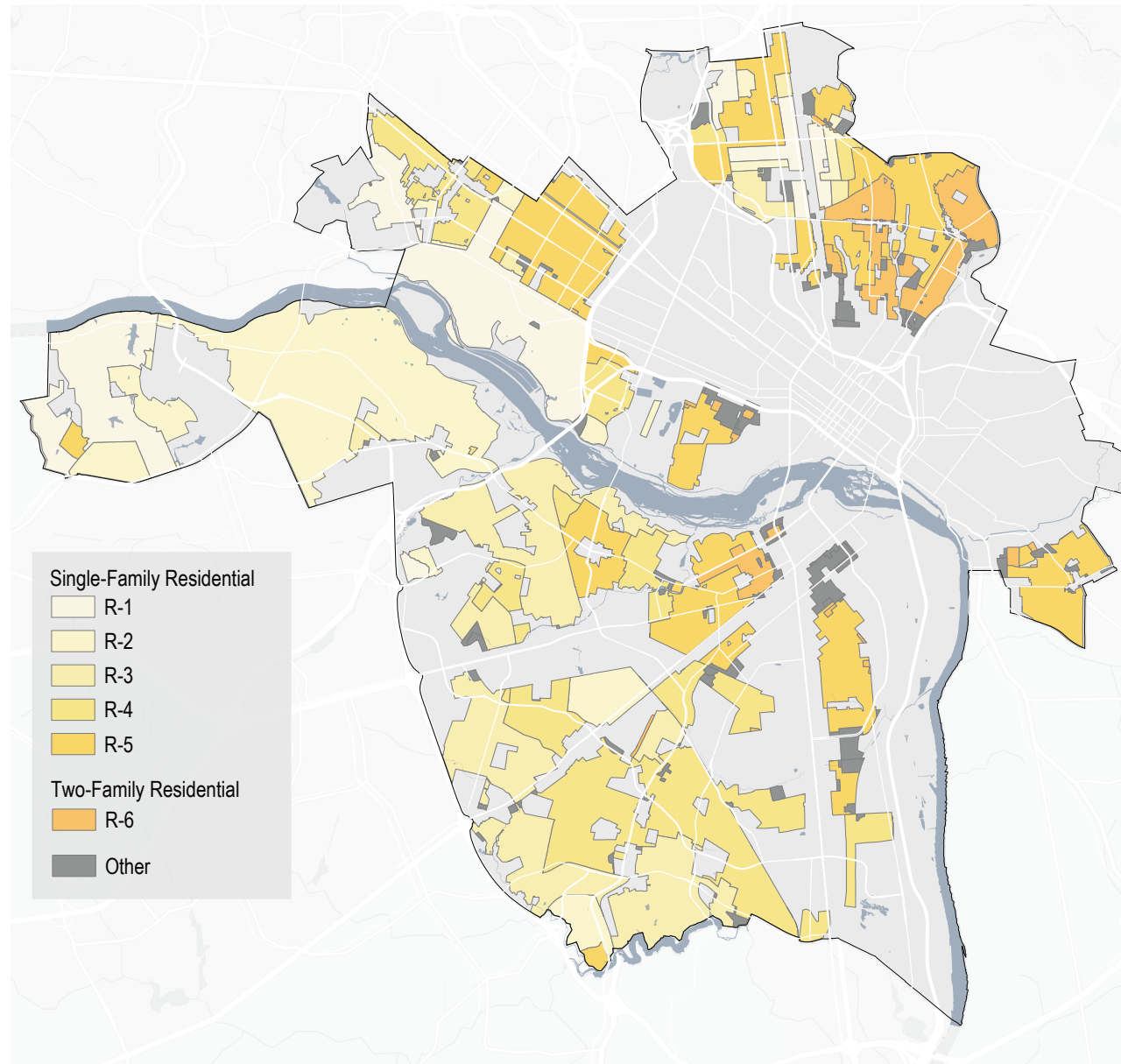


RESIDENTIAL	
Development Style	+ Single-family housing, ADUs, duplexes, and small multi-family
Ground Floor Design	+ n/a
Mobility	+ Prioritizes bicycle and pedestrian access + Transit on edges of neighborhoods
Intensity	+ Height: 1-3 stories (unless otherwise specified) + Lot size: 5,000-20,000 sf + Res. Density: 2-10 units/acre
Uses	+ Primary: Single-family houses and ADUs + Secondary (major streets): Duplex, small multi-family (3-10 units), institutional/government

RESIDENTIAL: KEY POLICY QUESTIONS

1. Richmond has 5 single-family zoning districts - all with different lot sizes. ***Should some or all of these districts be consolidated?***
2. ADUs are currently allowed in all single-family zoning districts, but limited to 500 square feet in size (or 1/3 the floor area of the main dwelling). ***Should the maximum ADU size be increased? Or should the zoning go even further and allow 2 units of the same size (a duplex) in all single-family districts?***
3. Richmond 300 calls for small apartments (up to 10 units) along major streets. ***Should small apartments be allowed along all major streets? Should apartments be limited to less than 10 units along some major streets?***

RESIDENTIAL: CURRENT ZONING



SINGLE-FAMILY

R-1

20,000 SF min lot area
100' min lot width
35' min front yard
10' min side yards
10' min rear yard
20% max lot coverage
35' max height

R-2

15,000 SF min lot area
90' min lot width
30' min front yard
9' min side yards
9' min rear yard
25% max lot coverage
35' max height

R-3

10,000 SF min lot area
75' min lot width
25' min front yard
7.5' min side yards
7.5' min rear yard
25% max lot coverage
35' max height

R-4

7,500 SF min lot area
60' min lot width
25' min front yard
6' min side yards
6' min rear yard
30% max lot coverage
35' max height

R-5

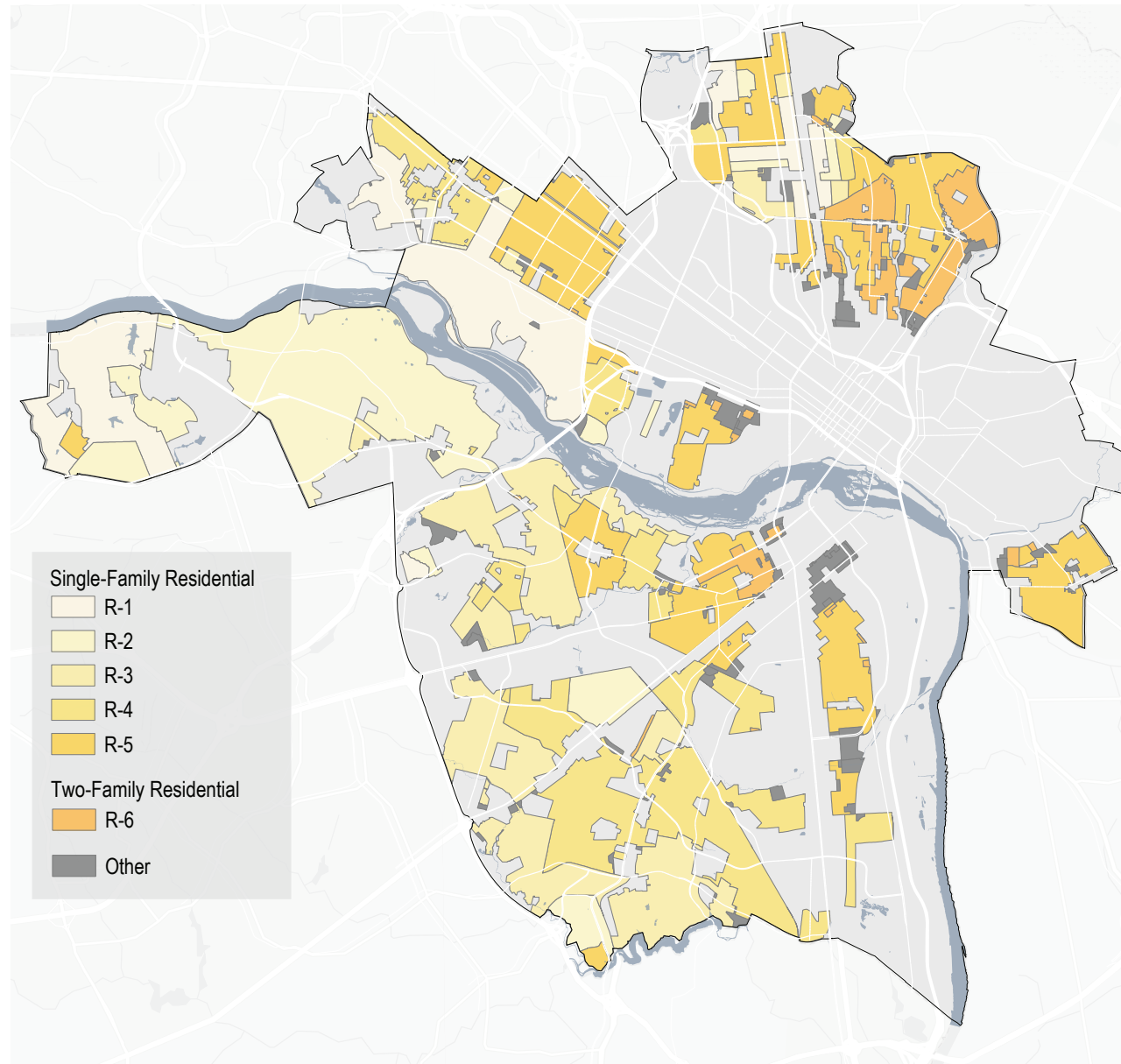
6,000 SF min lot area
50' min lot width
25' min front yard
5' min side yards
5' min rear yard
35% max lot coverage
35' max height

TWO-FAMILY

R-6

5,000 SF min lot area (SFD)
2,200 SF min lot area (SFA)
6,000 SF min lot area (2FD)
50' min lot width (SFD)
50' min lot width (2FD)
15' min front yard
5' min side yards
5' min rear yard
55% max lot coverage
35' max height

RESIDENTIAL: CURRENT ZONING



SINGLE-FAMILY

R-1

20,000 SF min lot area
100' min lot width
 35' min front yard
 10' min side yards
 10' min rear yard
 20% max lot coverage
 35' max height

R-2

15,000 SF min lot area
90' min lot width
 30' min front yard
 9' min side yards
 9' min rear yard
 25% max lot coverage
 35' max height

R-3

10,000 SF min lot area
75' min lot width
 25' min front yard
 7.5' min side yards
 7.5' min rear yard
 25% max lot coverage
 35' max height

R-4

7,500 SF min lot area
60' min lot width
 25' min front yard
 6' min side yards
 6' min rear yard
 30% max lot coverage
 35' max height

R-5

6,000 SF min lot area
50' min lot width
 25' min front yard
 5' min side yards
 5' min rear yard
 35% max lot coverage
 35' max height

TWO-FAMILY

R-6

5,000 SF min lot area (SFD)
2,200 SF min lot area (SFA)
6,000 SF min lot area (2FD)
50' min lot width (SFD)
50' min lot width (2FD)
15' min front yard
5' min side yards
5' min rear yard
55% max lot coverage
35' max height

RESIDENTIAL: WHY REGULATE MINIMUM LOT SIZE?

Minimum lot size refers to the smallest area of land that is legally permissible for constructing a building or structure

Minimum lot size is often influenced by the **availability and capacity of infrastructure** and utilities like water supply, sewer systems, roads, and public services. **Larger lots** may be required in **areas with limited infrastructure** to prevent strain on resources.

- » **With land** as a major driver of **housing costs**, zoning that **requires excess land** could be playing a role in **increasing housing costs** and **exacerbating housing shortages**
- » **Minimum lot sizes** are likely a key land use **barrier to housing affordability, density, and climate mitigation**
- » **Policymakers** looking to **enhance affordability** while **addressing climate change** are starting to look at **reducing or eliminating minimum lot sizes**

BENEFITS OF COMPACT DEVELOPMENT



Fiscal

- + Highways, roads, utilities
- + Police, fire, EMS
- + Infrastructure maintenance



Schools

- + School demand & capacities
- + Travel to & from schools



Environment

- + Natural resource protection
- + Climate change
- + Greenhouse gases



People

- + Types of people and their backgrounds
- + Variety of incomes
- + Ability to support local businesses



Mobility

- + Support for alternative forms of transportation
- + Traffic congestion
- + Support for walking and biking



Housing

- + Housing choice
- + Affordability
- + Price points

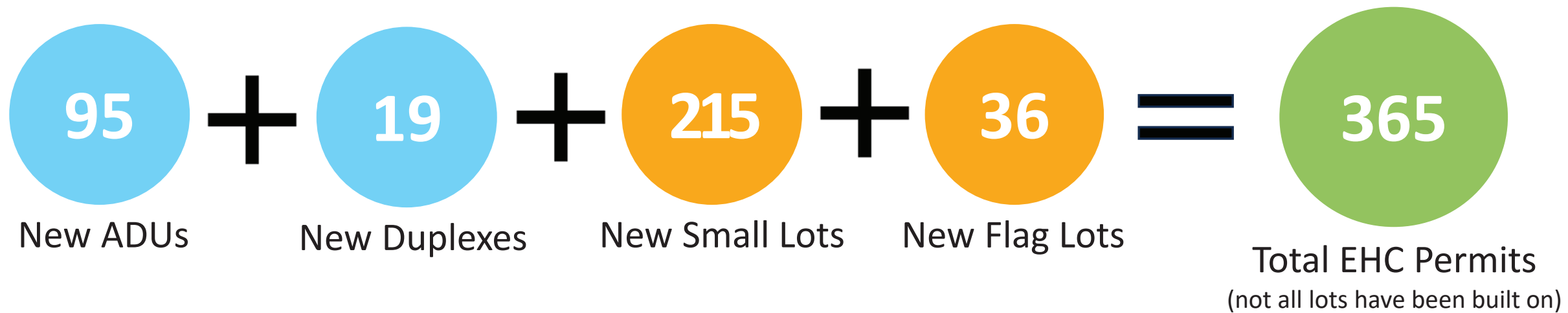
<https://www.strongtowns.org/journal/2019/6/19/do-minimum-lot-size-rules-matter>

<https://medium.com/@hassanqadeeroppo33/understanding-what-minimum-lot-size-means-in-real-estate-79f59656372f>

RESIDENTIAL: DURHAM'S APPROACH TO REGULATING LOT SIZE

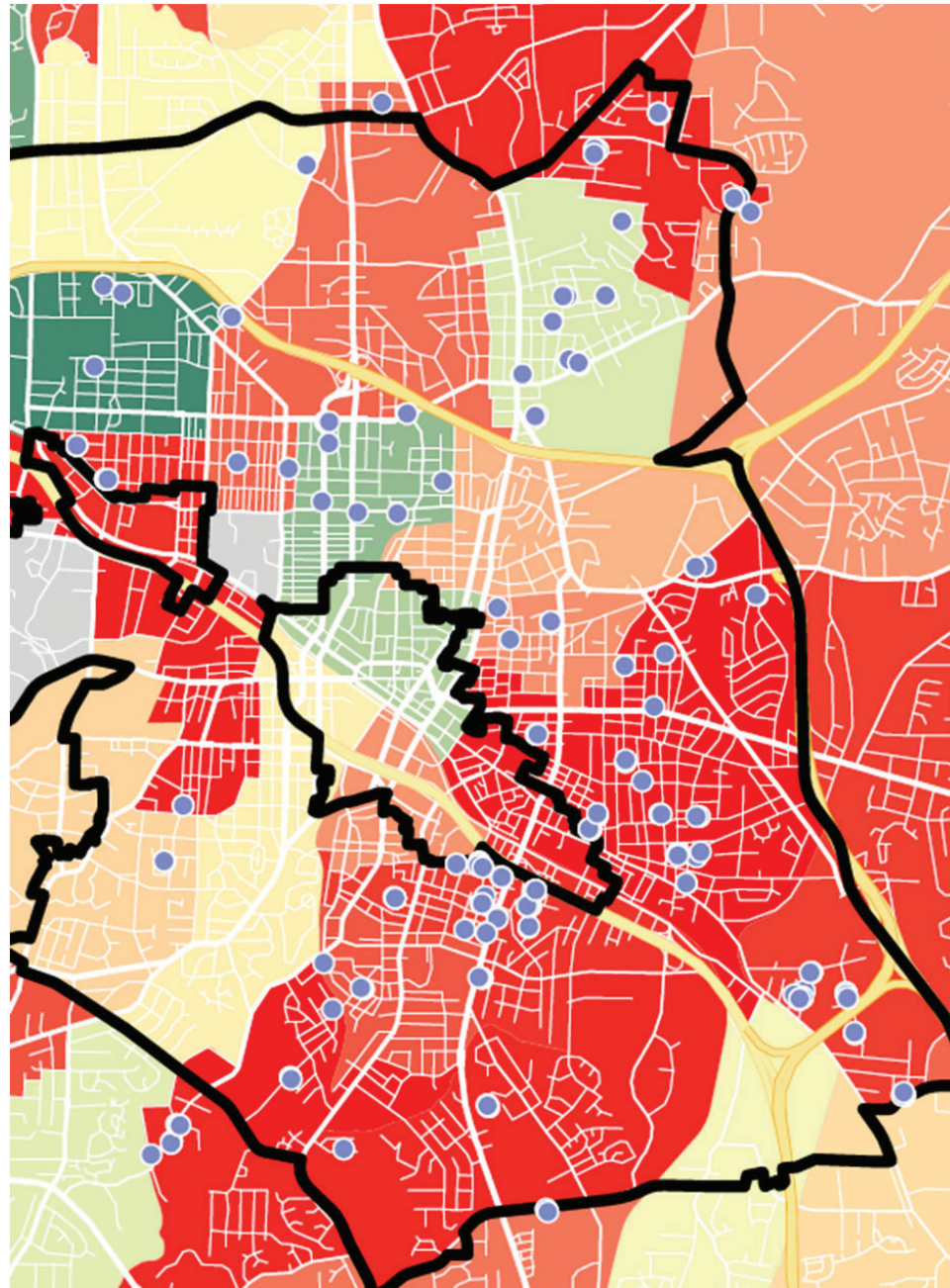
In October 2019, the City of Durham and Durham County approved the Unified Development Ordinance (UDO) Text Amendment **TC180007, Expanding Housing Choices (EHC)**. EHC allowed for more housing choices to be created predominantly within, but not completely limited to, the **Urban Tier** (pictured right in gray). UDO revisions included expanding the allowance of **duplexes**, a new **small house/small lot option**, increasing the opportunities for **accessory dwelling units**, subdividing excess land into **flag lots with reduced pole width**, modifications to **residential infill standards**, and modifications to other associated standards.

This final summary report highlights data on the type of development activity that has occurred as a result of EHC, along with key takeaways about the effectiveness and impact of the changes. The data on which this report is based spans from the beginning of EHC in October 2019 to October 2023.



RESIDENTIAL: DURHAM'S APPROACH TO REGULATING LOT SIZE

Small House/Small Lot



WHAT IS A SMALL HOUSE/SMALL LOT?

A smaller than normal residential lot with a house that is required to be small in square footage. Units can be single-family dwelling or duplex.

WHAT WAS THE EHC CHANGE?

EHC reduced the minimum lot size from 5,000 ft² to 2,000 ft² and limited the size of the house on that lot to no more than 1,200 ft². These are allowed in any residential district in the Urban Tier, except RS-20.

PERMITS ISSUED:

- 215 small house/lot permits were a result of EHC
- Account for 2.21% of all single-family house permits

KEY TAKEAWAYS:

- Small houses/lots have been the most used EHC change, likely due to the popularity of single-family houses as the housing type of choice in this area.
- The median sales price for a single-family house in the Urban Tier is \$605,000. The median sales price of a small house in the Urban Tier is \$348,000. Small houses are providing a single-family housing alternative in the Urban Tier that is more affordable than the typical house.
- Almost four times as many small houses/lots were created in lower wealth areas than in higher wealth areas.

DATA LIMITATIONS:

- Data covers 10/1/19 to 10/1/23. Information about the construction costs, sale prices and rental rates is not available.

12-Month Median Household Income



Urban Tier

EHC Small Lot

RESIDENTIAL: ADU VERSUS DUPLEX?

An **accessory dwelling unit (ADU)** is a smaller, independent residential dwelling unit located on the same lot as a single-family unit
A **Duplex** is two single-family units located in the same building

EXISTING ADU RULES



Cannot exceed 1/3 of the floor area of the main house or 500 square feet, whichever is greater

EXPANDED ADU RULES



Increase ADU maximum size to 1,000 square feet regardless of the size of the main house?

Why? Increased rental opportunities for families looking for more attainable housing options

TWO UNITS ON LOT (DUPLEX)



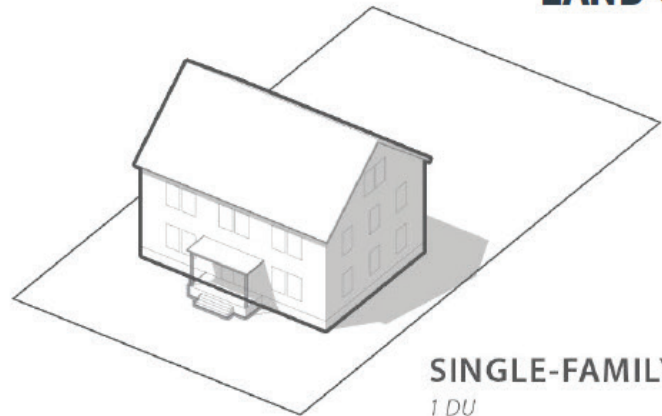
Allow 2 principal units on a lot (duplex) everywhere single-family detached is allowed?

Why? More attainable rental **and** for-sale housing opportunities for a greater variety of Richmonders

Single-family detached, attached and duplexes all reviewed under the Virginia Residential Code

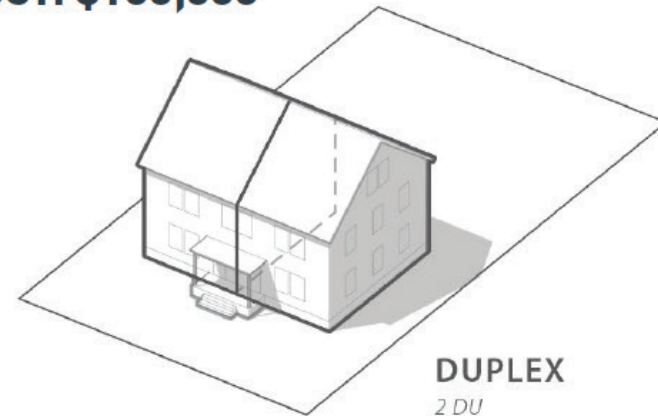
RESIDENTIAL: BENEFITS OF MULTIPLE UNITS ON A LOT

LAND COST: \$100,000



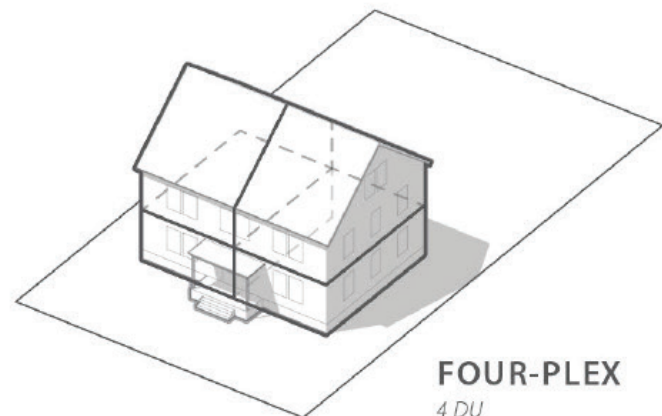
SINGLE-FAMILY
1 DU

\$100,000 per unit



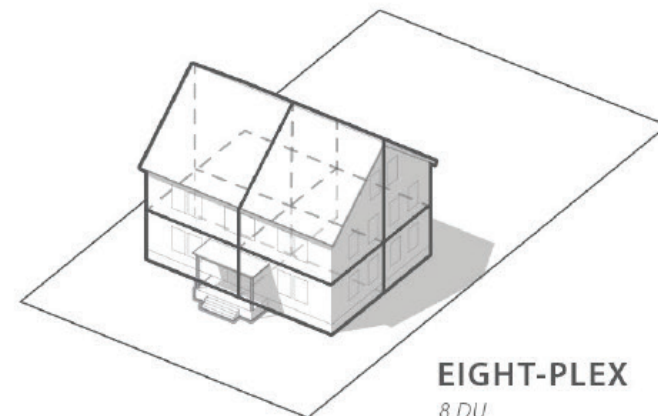
DUPLEX
2 DU

\$50,000 per unit



FOUR-PLEX
4 DU

\$25,000 per unit

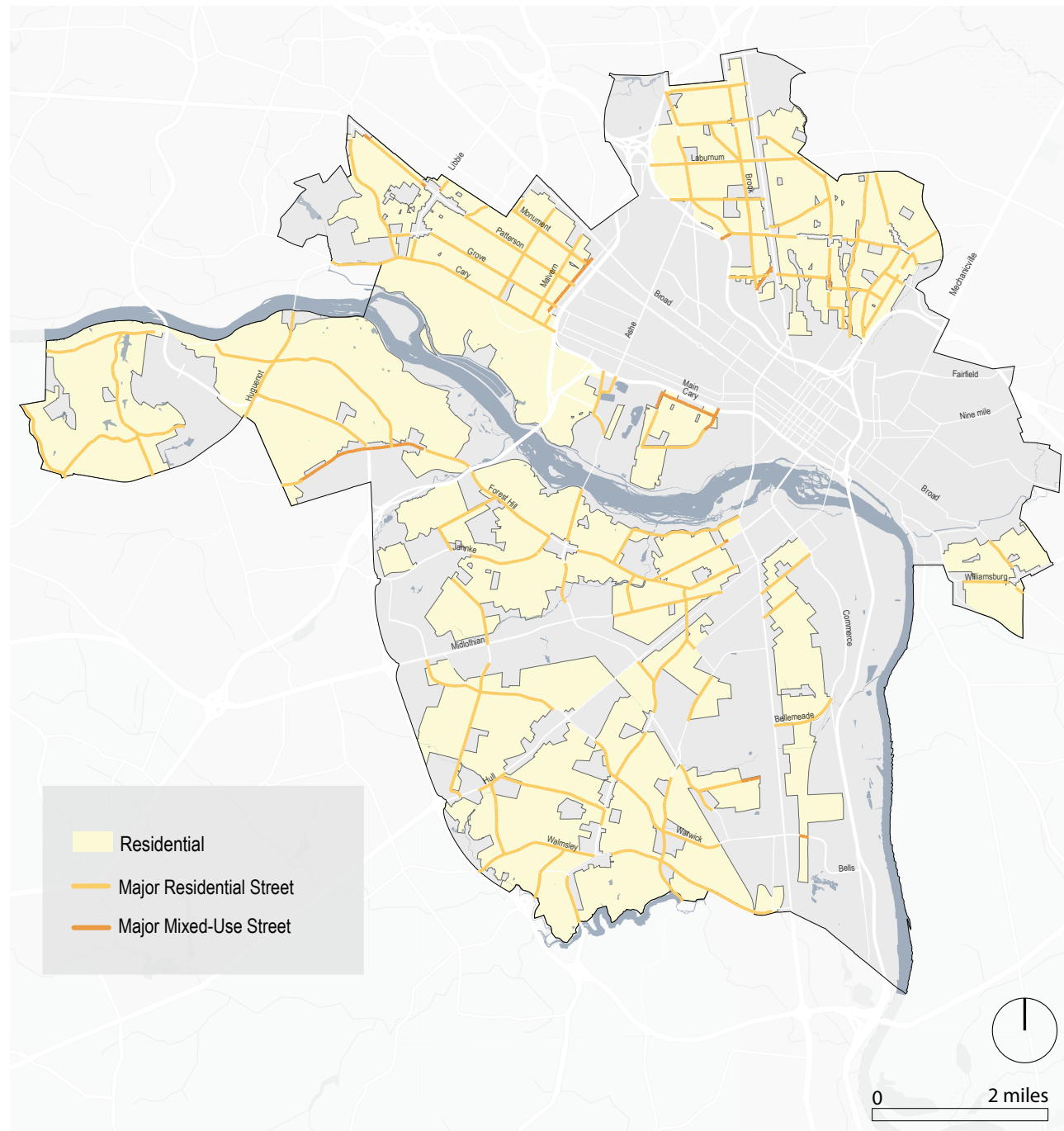


EIGHT-PLEX
8 DU

\$12,500 per unit

- + Multiple units help share & reduce overall costs
- + Smaller units are generally more affordable than larger units
- + More smaller units means more affordable units for more types of households
- + More units on lot tend to generate more taxable value - this helps reduce the tax burden across the city

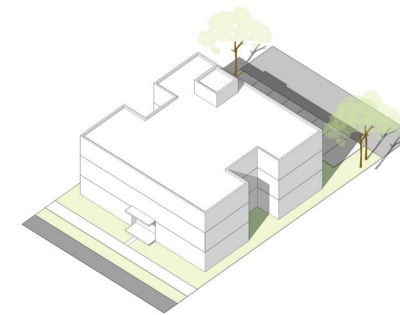
RESIDENTIAL: APPROACH TO MAJOR STREETS



SMALL MULTI-FAMILY

RN-3

(Replacing various zoning districts along major streets)



**Multi-Family
(10 units max)**

Allow corner stores?

- 0' min lot area
- 0' min lot width
- 10' min front yard
- 0' min side yards
- 0' min rear yard
- NO** max lot coverage
- 35'** max height

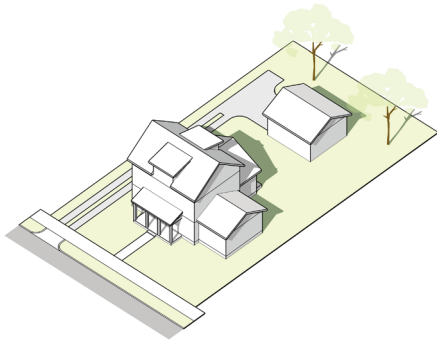
Should all of these streets get the same zoning? Or should it vary?

RESIDENTIAL: CONCEPTUAL NEW ZONING DISTRICTS?

SINGLE-FAMILY (ALTERNATIVELY TWO-FAMILY)

RN-1

(Replacing R-1, R-2)

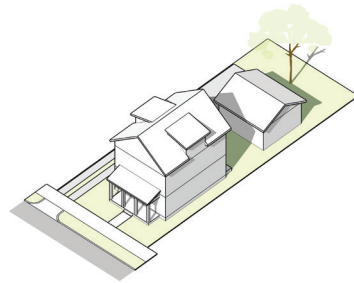


**Single-Family + ADU
(or Two-Family)**

15,000 SF min lot area
90' min lot width
 25' min front yard
 9' min side yards
 9' min rear yard
 25% max lot coverage
 35' max height

RN-2 BASE

(Replacing R-3, R-4, R-5)



**Single-Family + ADU
(or Two-Family)**

5,000 SF min lot area
50' min lot width
 15' min front yard
 5' min side yards
 5' min rear yard
 60% max lot coverage
 35' max height

RN-2 BONUS



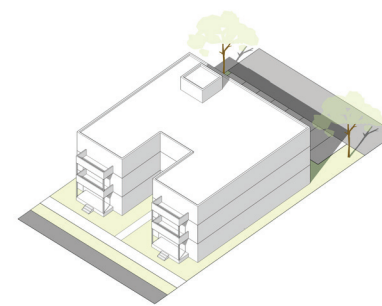
**Single-Family + ADU
(or Two-Family)**

2,000 SF min lot area
20' min lot width
 10' min front yard
 0' min side yards
 0' min rear yard
 NO max lot coverage
 800 SF max footprint
 1,200 SF max unit size
 25' max height

SMALL MULTI-FAMILY

RN-3

(Replacing various zoning districts along major streets)



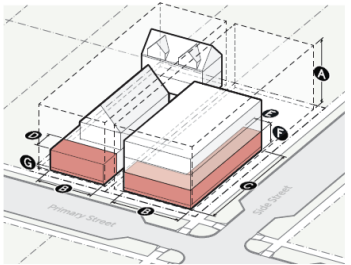

**Multi-Family
(10 units max)**

Allow corner stores?
 0' min lot area
 0' min lot width
 10' min front yard
 0' min side yards
 0' min rear yard
 NO max lot coverage
 35' max height

SEC. 3002.4. NEIGHBORHOOD-SCALE CHAPTER 2
ZONING DISTRICTS

NX3

B. BUILDING

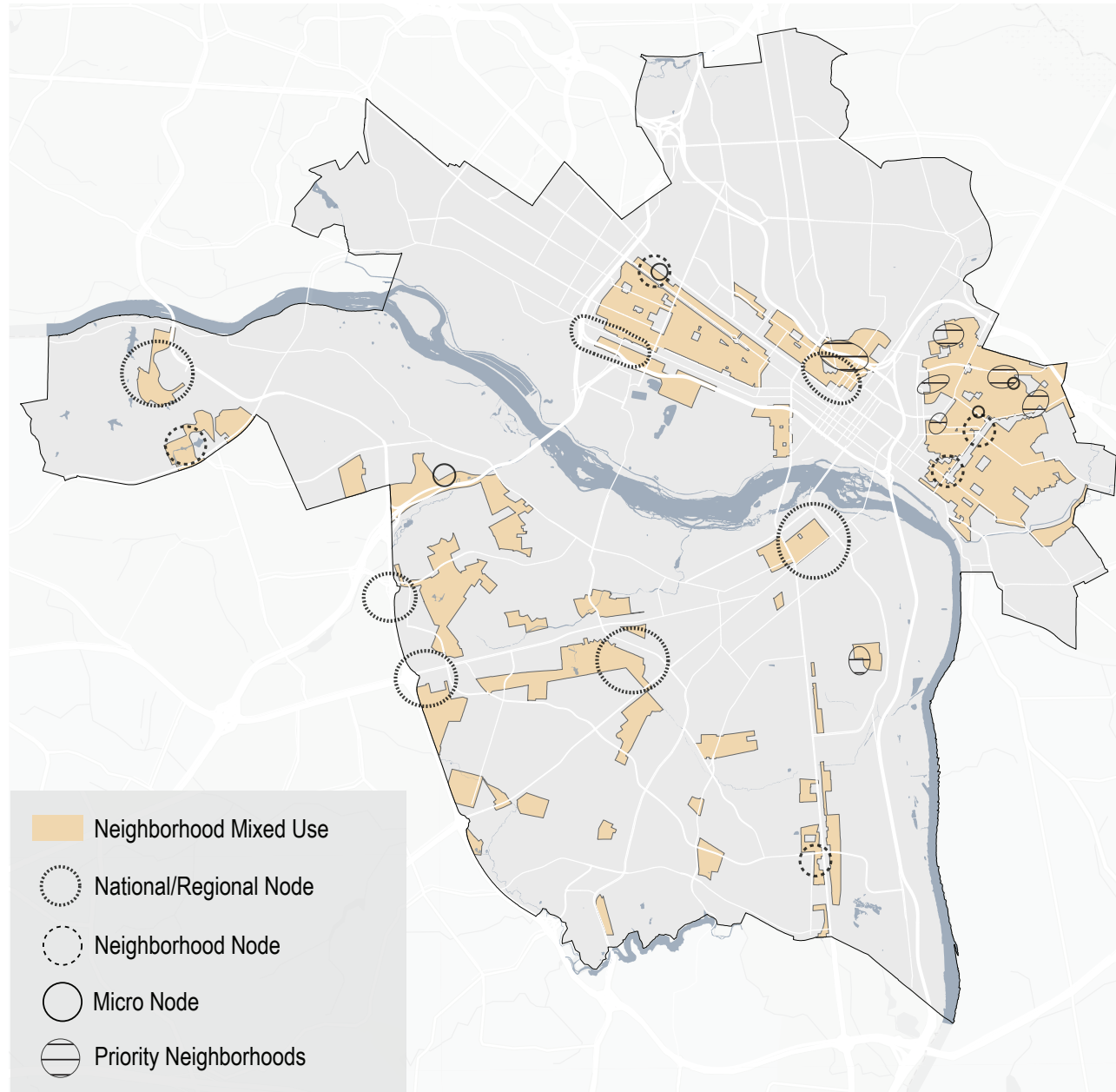
1. Massing		2.2.11	
A	Height (max stories/feet)	3/42'	
	Width (max)		
B	Primary street	40'	
C	Side street	90'	
	Active depth (min)		
D	Primary street	15'	
E	Side street	9'	
	Dwelling units per building (max)	8	
2. Story Height		2.2.12	
F	Ground story height (min)	10'	
G	Ground floor elevation (min/max)		
	Residential	2'/5'	
	Nonresidential	-1'/5.5'	

3. Windows		2.2.13	
		Primary St.	Side St.
1	Ground story (min)	2.2.13	
	Residential	35%	30%
	Nonresidential	50%	30%
2	Upper story (min)	15%	15%
3	Blank wall width (max)	15'	25'
4. Doors		2.2.14	
4	Street-facing entry spacing (max)	30'	50'

DRAFT November 22, 2023 Cleveland, Ohio | Neighborhood Form-Based Code 2-69

NEIGHBORHOOD MIXED USE: RICHMOND 300

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



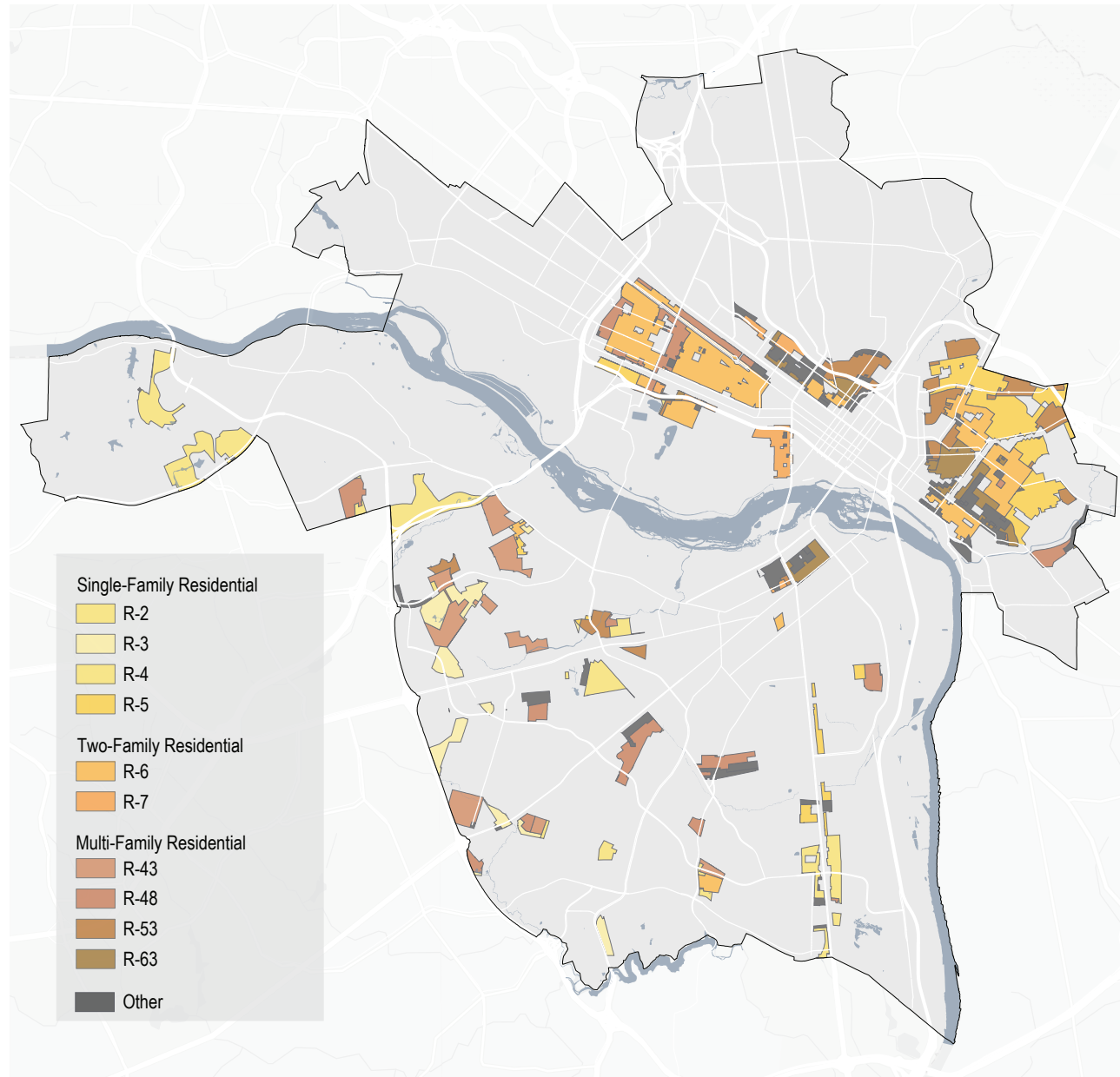
NEIGHBORHOOD MIXED USE

- | | |
|----------------------------|--|
| Development Style | <ul style="list-style-type: none"> + Variety of building types + Future development should complement existing context |
| Ground Floor Design | <ul style="list-style-type: none"> + Street-oriented facades + Openings facing the streets + Privacy features for residential |
| Mobility | <ul style="list-style-type: none"> + Pedestrian, bicycle, and transit access + Parking at rear of street-facing buildings |
| Intensity | <ul style="list-style-type: none"> + Height: 2-4 stories (4+ stories on major streets) + Lot size: 1,500 -5,000 sf |
| 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 |

NEIGHBORHOOD MIXED USE: KEY POLICY QUESTIONS

1. Richmond also has a lot of multi-family zoning districts - all with different density restrictions. ***Should some or all of these districts be consolidated?***
2. The current multi-family zoning districts regulate density - using a minimum lot area per unit metric. ***Should the new zoning move away from regulating density and focus more on built outcomes?***
3. Richmond 300 calls for predominantly residential neighborhoods with a small percentage of parcels providing commercial uses. ***Should commercial uses be allowed anywhere? Or should commercial uses only be allowed in certain places and be limited in size and scale?***

NEIGHBORHOOD MIXED USE: CURRENT ZONING



SINGLE-FAMILY

R-2

15,000 SF min lot area
90' min lot width
30' min front yard
9' min side yards
9' min rear yard
25% max lot coverage
35' max height

R-3

10,000 SF min lot area
75' min lot width
25' min front yard
7.5' min side yards
7.5' min rear yard
25% max lot coverage
35' max height

R-4

7,500 SF min lot area
60' min lot width
25' min front yard
6' min side yards
6' min rear yard
30% max lot coverage
35' max height

R-5

6,000 SF min lot area
50' min lot width
25' min front yard
5' min side yards
5' min rear yard
35% max lot coverage
35' max height

TWO-FAMILY

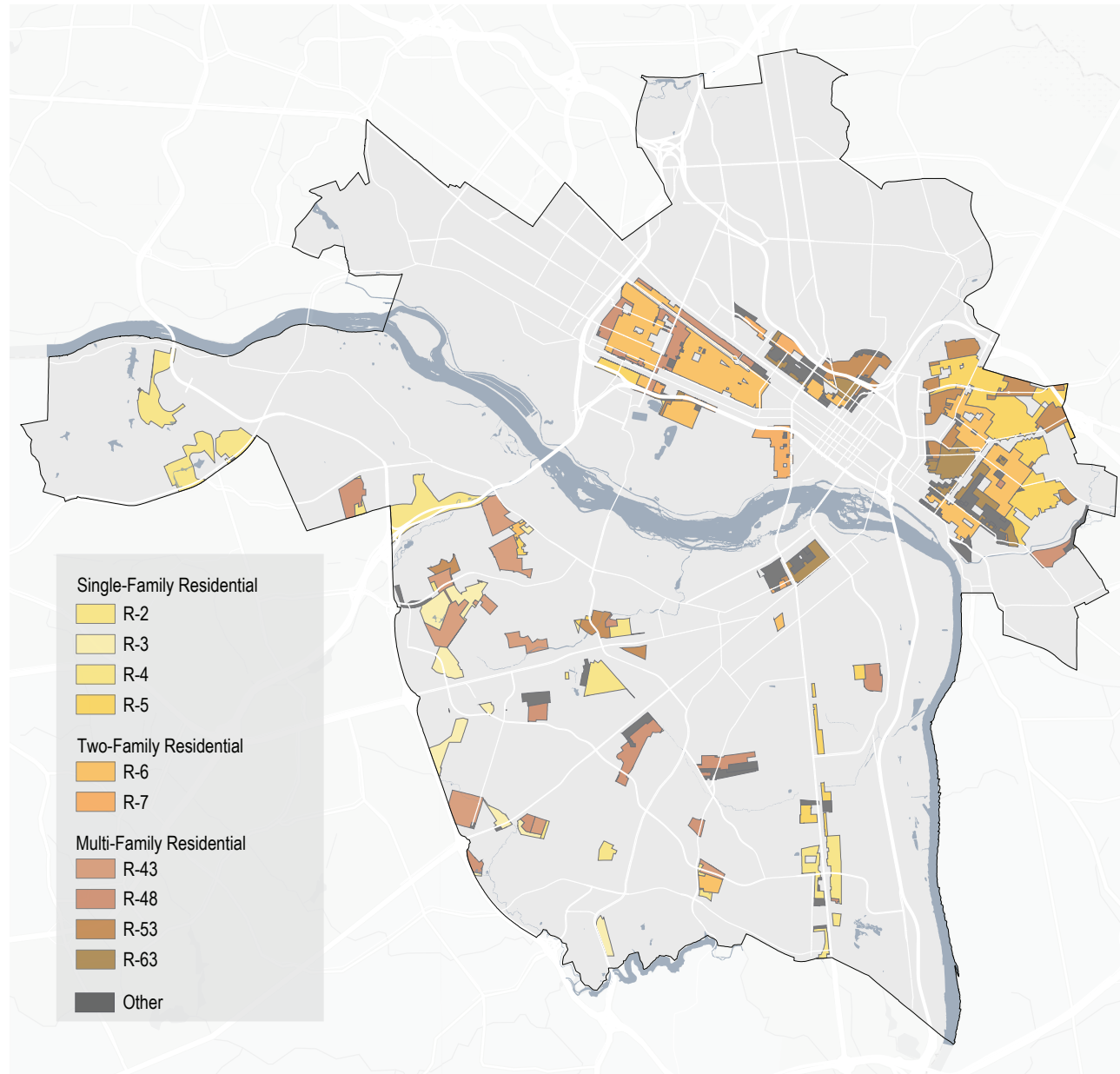
R-6

5,000 SF min lot area (SFD)
2,200 SF min lot area (SFA)
6,000 SF min lot area (2FD)
50' min lot width (SFD)
50' min lot width (2FD)
15' min front yard
5' min side yards
5' min rear yard
55% max lot coverage
35' max height

R-7

3,600 SF min lot area (SFD)
2,200 SF min lot area (SFA)
4,400 SF min lot area (2FD)
30' min lot width (SFD)
18' min lot width (SFA)
42' min lot width (2FD)
15' min front yard
3' min side yards
5' min rear yard
55% max lot coverage
35' max height

NEIGHBORHOOD MIXED USE: CURRENT ZONING



MULTI-FAMILY

R-43

3,000 SF min lot area per dwelling unit (MF)
25' min front yard
35' max height

R-53

1,250 SF min lot area per dwelling unit (MF)
15' min front yard
35' max height

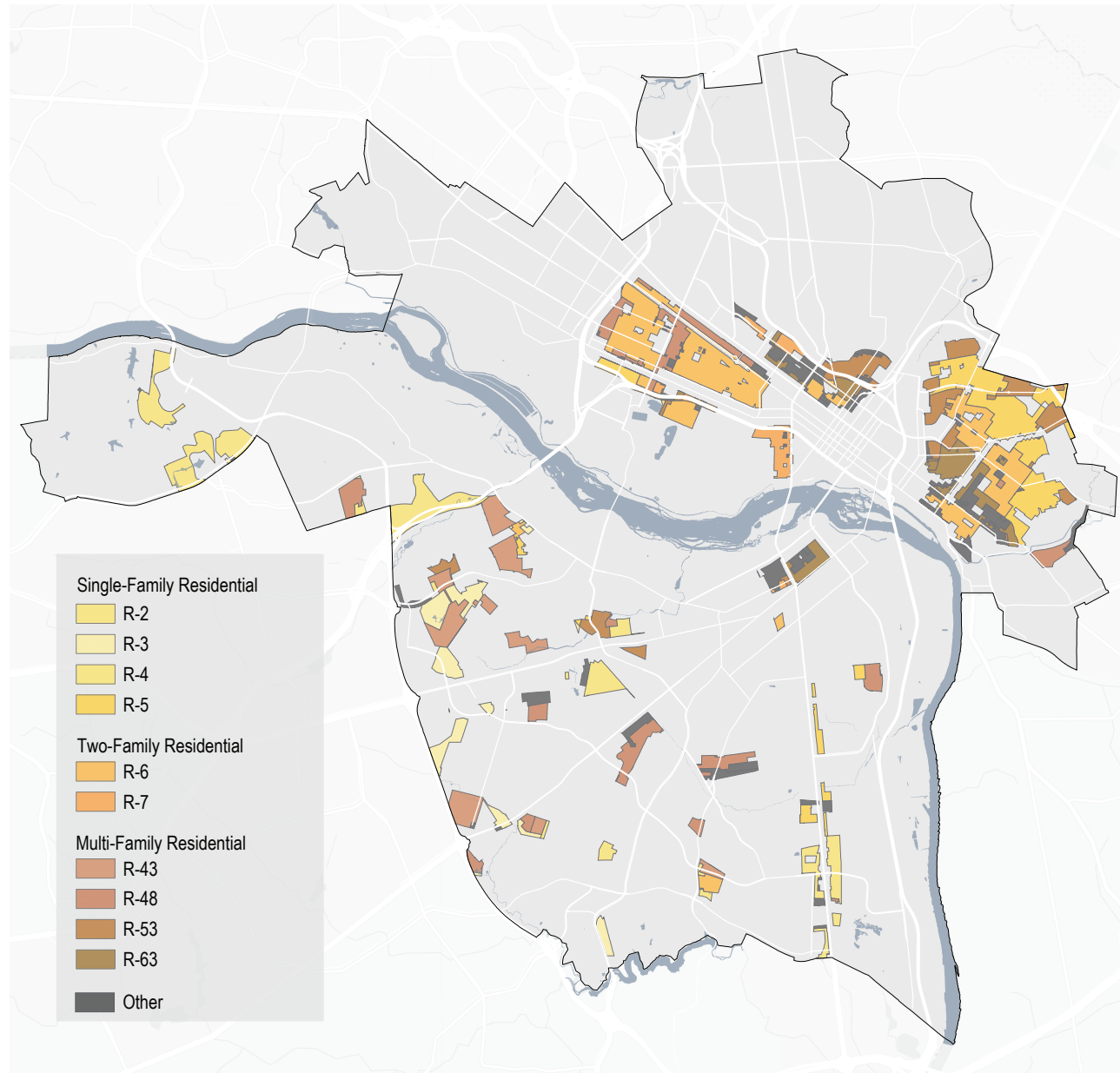
R-48

2,200 SF min lot area per dwelling unit (MF)
25' min front yard
35' max height

R-63

1,000 SF min lot area per dwelling unit (MF)
0' min front yard
3 stories max height
4 stories max height on corners

NEIGHBORHOOD MIXED USE: CURRENT ZONING



MULTI-FAMILY

R-43

3,000 SF min lot area per dwelling unit (MF)
25' min front yard
35' max height

R-53

1,250 SF min lot area per dwelling unit (MF)
15' min front yard
35' max height

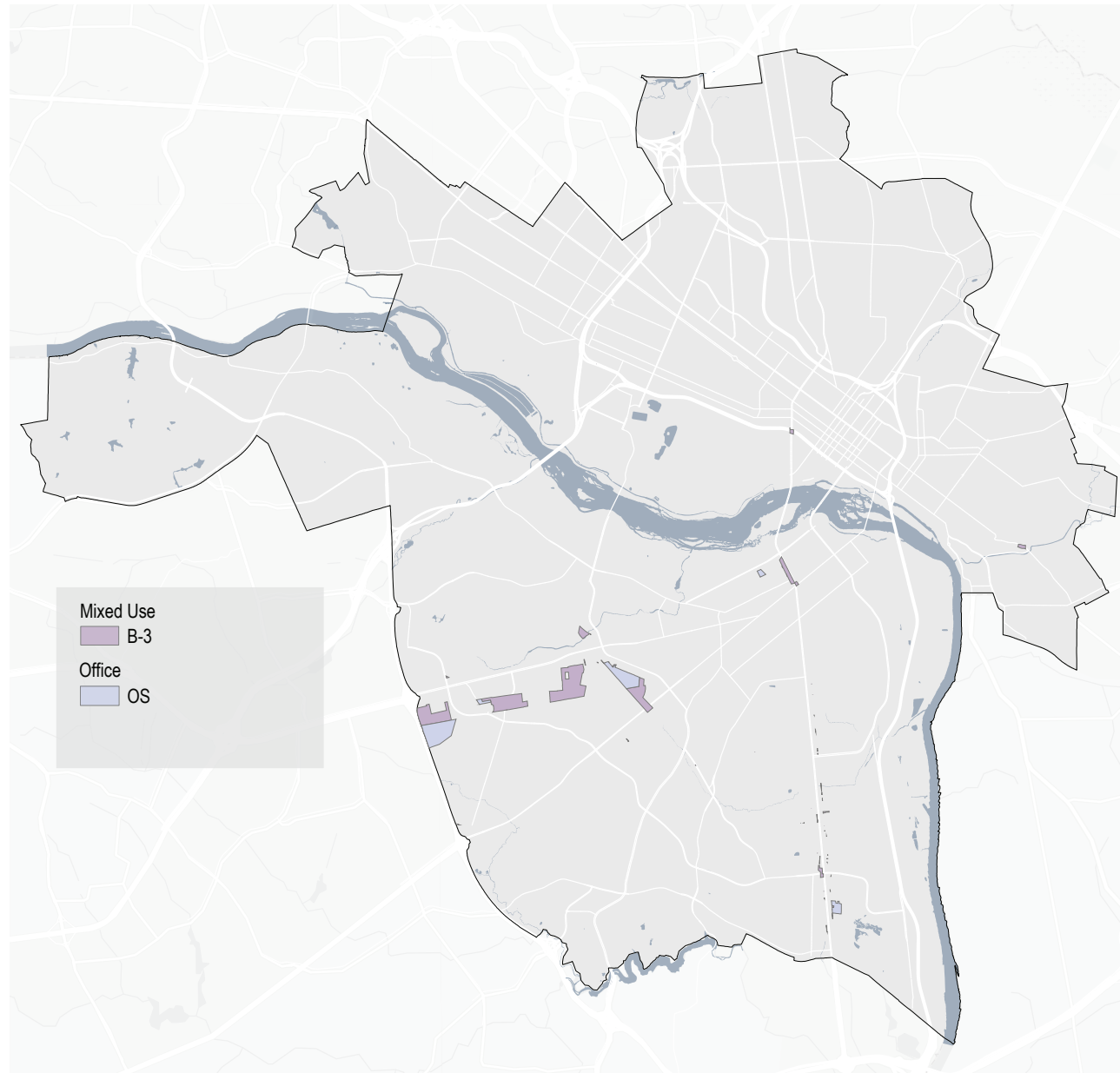
R-48

2,200 SF min lot area per dwelling unit (MF)
25' min front yard
35' max height

R-63

1,000 SF min lot area per dwelling unit (MF)
0' min front yard
3 stories max height
4 stories max height on corners

NEIGHBORHOOD MIXED USE: CURRENT ZONING



MIXED USE / OFFICE

B-3

Originally intended to provide space for auto-oriented uses.

The B-3 General Business District has been amended with the aim of improving aesthetics and walkability by reducing parking, increasing screening requirements, adding uses to provide services to nearby residents in an effort to encourage more cohesive community fabric, and mitigating the impact of auto-oriented uses on adjacent residential neighborhoods.

Residential allowed, a plan of development required for any new building containing more than 10 dwelling units.

OS

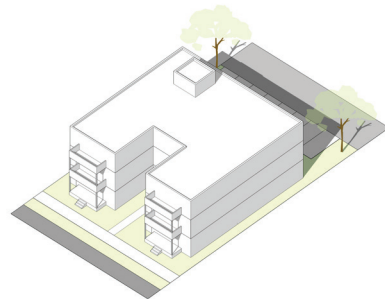
Office district, limited service retail uses allowed, and no residential allowed

NEIGHBORHOOD MIXED USE: CONCEPTUAL NEW ZONING

SMALL MULTI-FAMILY

RN-3

(Replacing various zoning districts in interior areas)



Multi-Family
(10 units max)

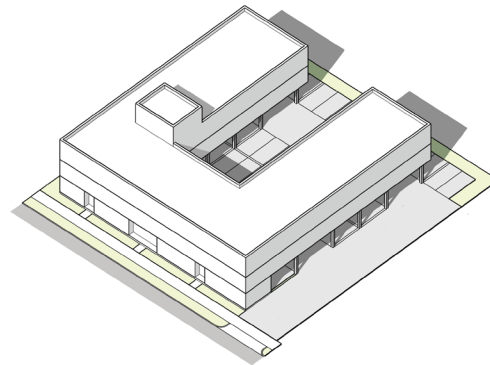
Should commercial be allowed?

- 0' min lot area
- 0' min lot width
- 10' min front yard
- 0' min side yards
- 0' min rear yard
- NO** max lot coverage
- 3 story** max height

LARGE MULTI-FAMILY

RX-3

(Replacing various zoning districts along major streets)

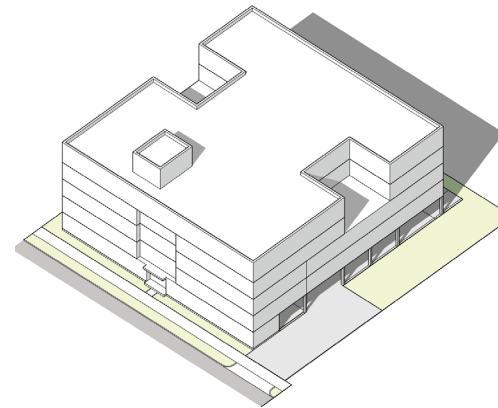


Multi-Family
(3 stories max)

Should commercial be allowed?

- 0' min lot area
- 0' min lot width
- 0'/10' build-to
- 0' min side yards
- 0' min rear yard
- NO** max lot coverage
- 3 story** max height

RX-5



Multi-Family
(5 stories max)

Should commercial be allowed?

- 0' min lot area
- 0' min lot width
- 0'/10' build-to
- 0' min side yards
- 0' min rear yard
- NO** max lot coverage
- 5 story** max height

MIXED USE

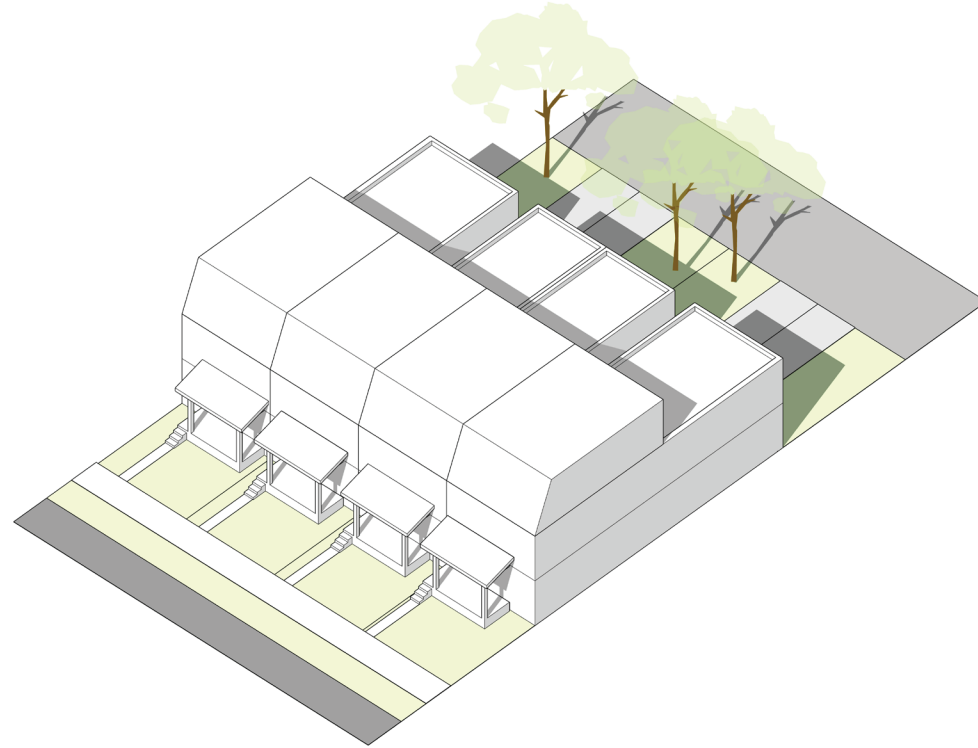
Allow mixed use within these zoning districts or create a new mixed use district?

In RX-3 and RX-5, allow ground stories to have commercial uses?

In RN-3, limit commercial to a certain size (say 2,500 SF of ground floor area) or limit to corner lots only?

NEIGHBORHOOD MIXED USE: R-6 TO RN-3 DEMONSTRATION

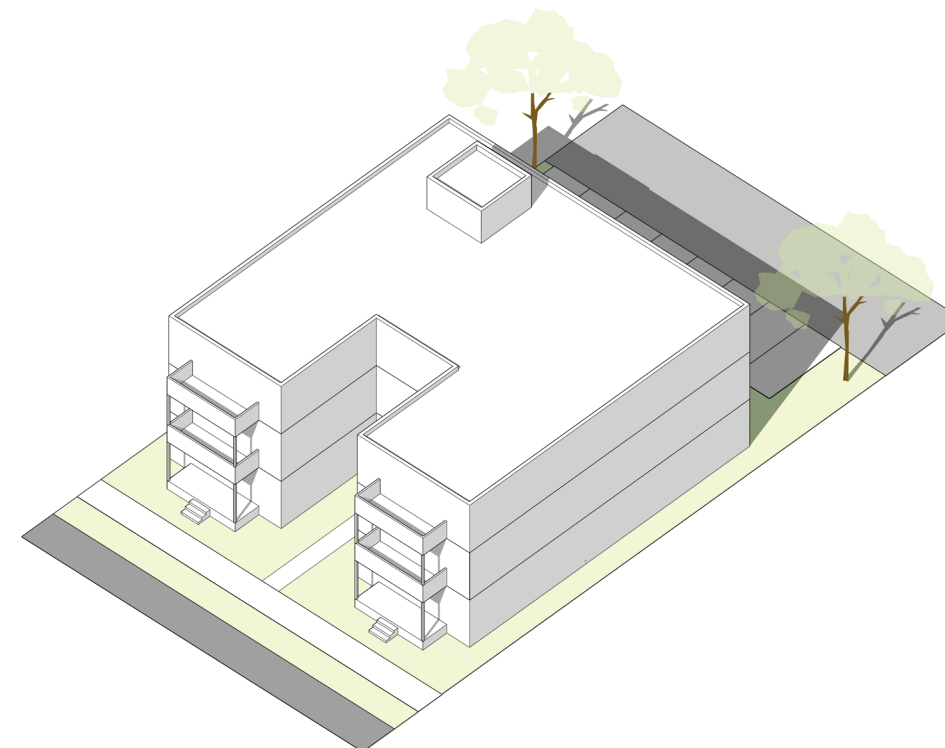
EXISTING



R-6 Example

80' x 110' lot
8,800 SF area
15' front setback
50% lot coverage
3 stories
4 units
4 parking spaces
20 u/a

POTENTIAL

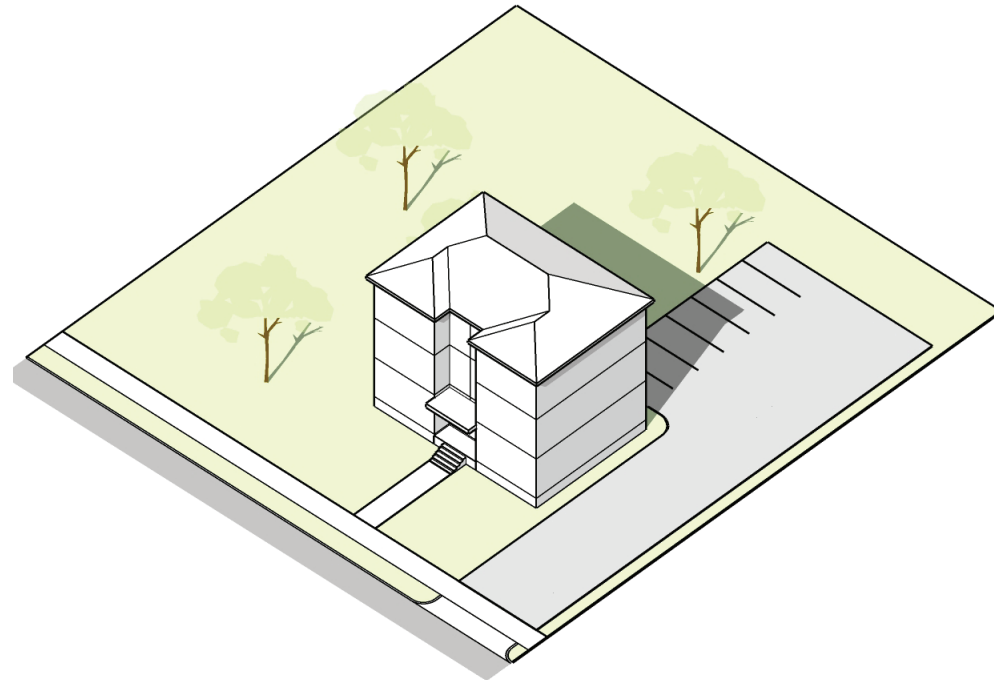


RN-3 Example

80' x 110' lot
8,800 SF area
10' front setback
50% lot coverage
3 stories
10 units
10 parking spaces
50 u/a

NEIGHBORHOOD MIXED USE: R-43 TO RX-3 DEMONSTRATION

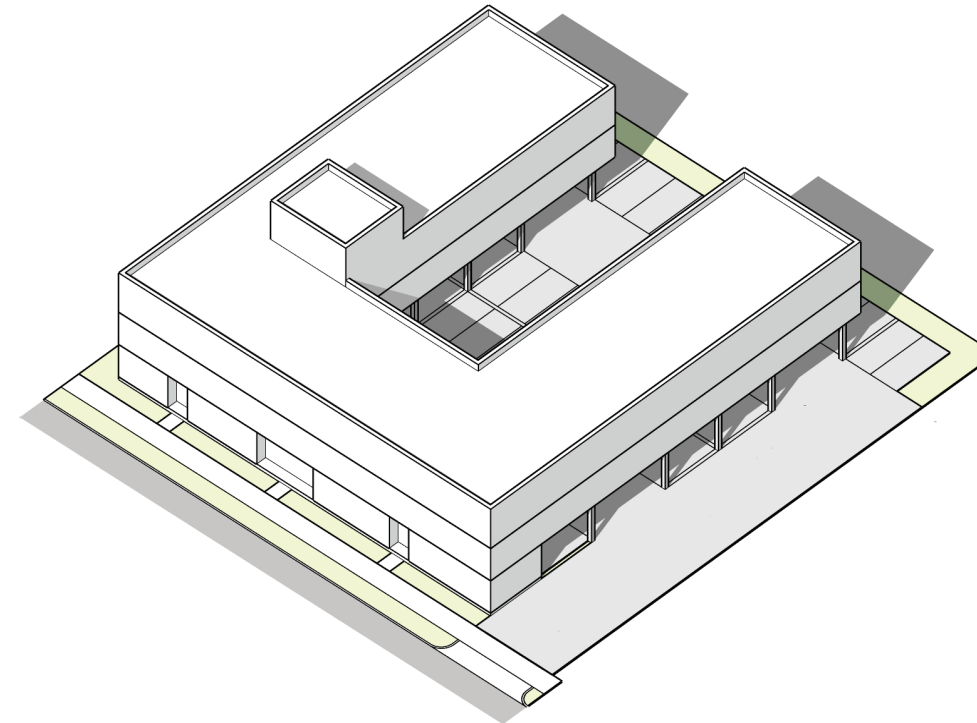
EXISTING



R-43 Example

150' x 150' lot
22,500 SF area
25' front setback
10% building coverage
3 stories
7 units
7 parking spaces
14 u/a

POTENTIAL

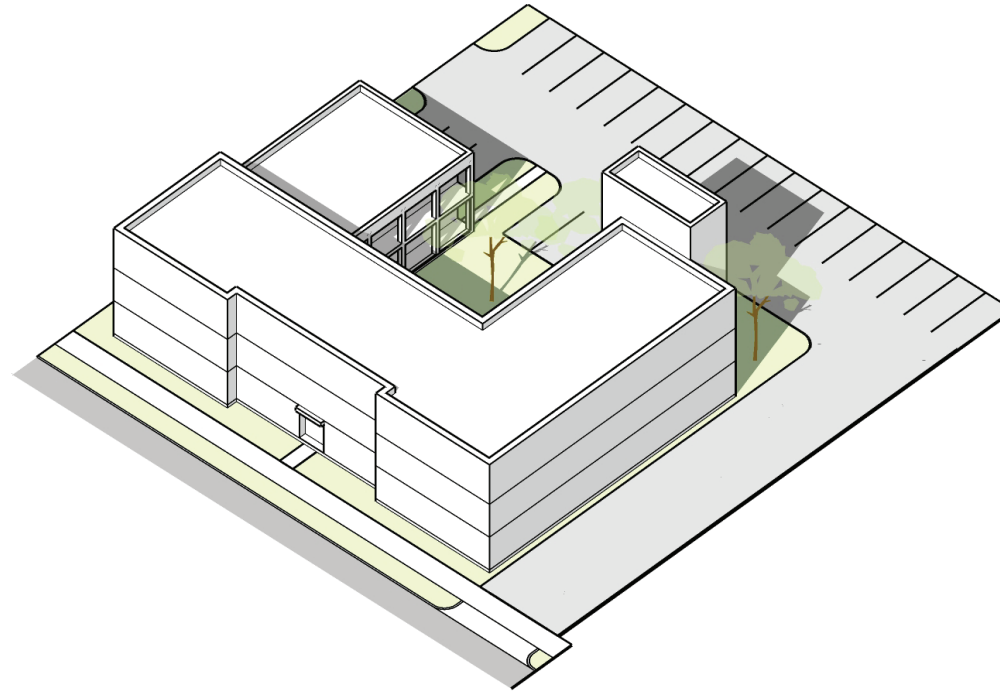


RX-3 Example

150' x 150' lot
22,500 SF area
10' front setback
50% building coverage
3 stories
36 units
36 parking spaces
70 u/a

NEIGHBORHOOD MIXED USE: R-63 TO RX-5 DEMONSTRATION

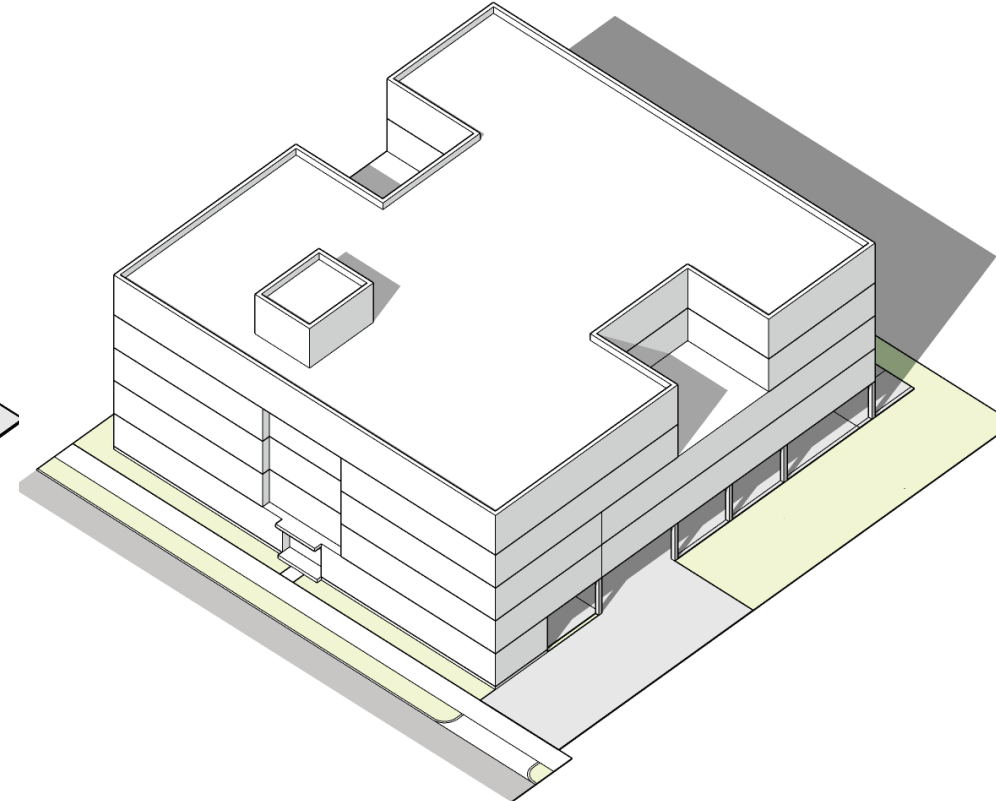
EXISTING



R-63 Example

150' x 150' lot
22,500 SF area
10' front setback
30% lot coverage
3 stories
22 units
22 parking spaces
43 u/a

POTENTIAL



RX-5 Example

150' x 150' lot
22,500 SF area
10' front setback
50% lot coverage
5 stories
54 units
54 parking spaces
104 u/a

INCENTIVIZING AFFORDABLE HOUSING: CHARLOTTESVILLE

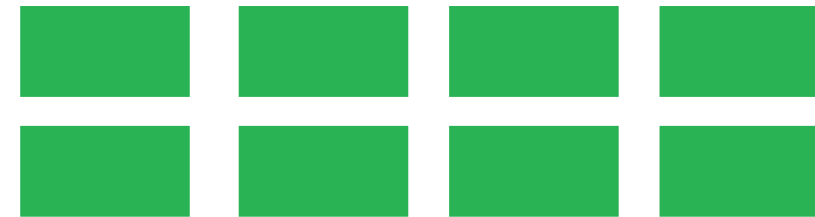
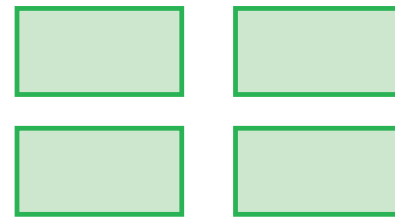
For new construction or any rehabilitation, conversion, or renovation of existing buildings in the **R-A, R-B, or R-C zones**

(which are primarily residential and correspond to the General Residential and Medium Intensity Residential areas on the Future Land Use Map in the Comprehensive Plan)



Qualify for a **density bonus (additional units)** if they include **only** units affordable to **households at or below 80% AMI**

More information about the bonus is shown in the table below.



District: R-A	District: R-B	District: R-C
<ul style="list-style-type: none"> Up to 3 units allowed Up to 4 units allowed if keep existing structure Up to 8 units allowed if bonus units are affordable to households at / below 80% AMI 	<ul style="list-style-type: none"> Up to 6 units allowed Up to 12 units allowed if bonus units are affordable to households at / below 80% AMI 	<ul style="list-style-type: none"> Up to 8 units allowed Up to 16 units allowed if bonus units are affordable to households at / below 80% AMI

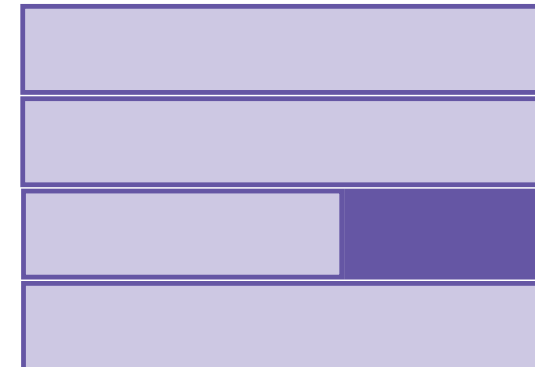
INCENTIVIZING AFFORDABLE HOUSING: CHARLOTTESVILLE

- There is also an **optional** height-based bonus that applies in all mixed-use districts.

In all **mixed-use zoning districts**



Two additional stories in height are allowed if **10% of units** are **affordable to people at or below 50% AMI**



RESIDENTIAL: KEY POLICY QUESTIONS

1. Richmond has 5 single-family zoning districts - all with different lot sizes. ***Should some or all of these districts be consolidated?***
2. ADUs are currently allowed in all single-family zoning districts, but limited to 500 square feet in size (or 1/3 the floor area of the main dwelling). ***Should the maximum ADU size be increased? or should the zoning go even further and allow 2 units of the same size (a duplex) in all single-family districts?***
3. Richmond 300 calls for small apartments (up to 10 units) along major streets. ***Should small apartments be allowed along all major streets? Should apartments be limited to less than 10 units along some major streets?***

NEIGHBORHOOD MIXED USE: KEY POLICY QUESTIONS

1. Richmond also has a lot of multi-family zoning districts - all with different density restrictions. ***Should some or all of these districts be consolidated?***
2. The current multi-family zoning districts regulate density - using a minimum lot area per unit metric. ***Should the new zoning move away from regulating density and focus more on built outcomes?***
3. Richmond 300 calls for predominantly residential neighborhoods with a small percentage of parcels providing commercial uses. ***Should commercial uses be allowed anywhere? Or should commercial uses only be allowed in certain places and be limited in size and scale?***

INCENTIVIZING AFFORDABLE HOUSING: KEY POLICY QUESTIONS

- 1. Should affordable housing be incentivized? If so how?***
- 2. What do you think of the Charlottesville approach? Should Richmond explore a similar approach?***
- 3. Are there other zoning-related approaches to incentivizing affordable housing that should be considered?***
- 4. Are there other zoning-related approaches to incentivizing affordable housing elsewhere that should be looked and considered?***

THANK YOU - NOW LET'S TALK !!!