

RICHMOND 300 ZONING CODE REFRESH

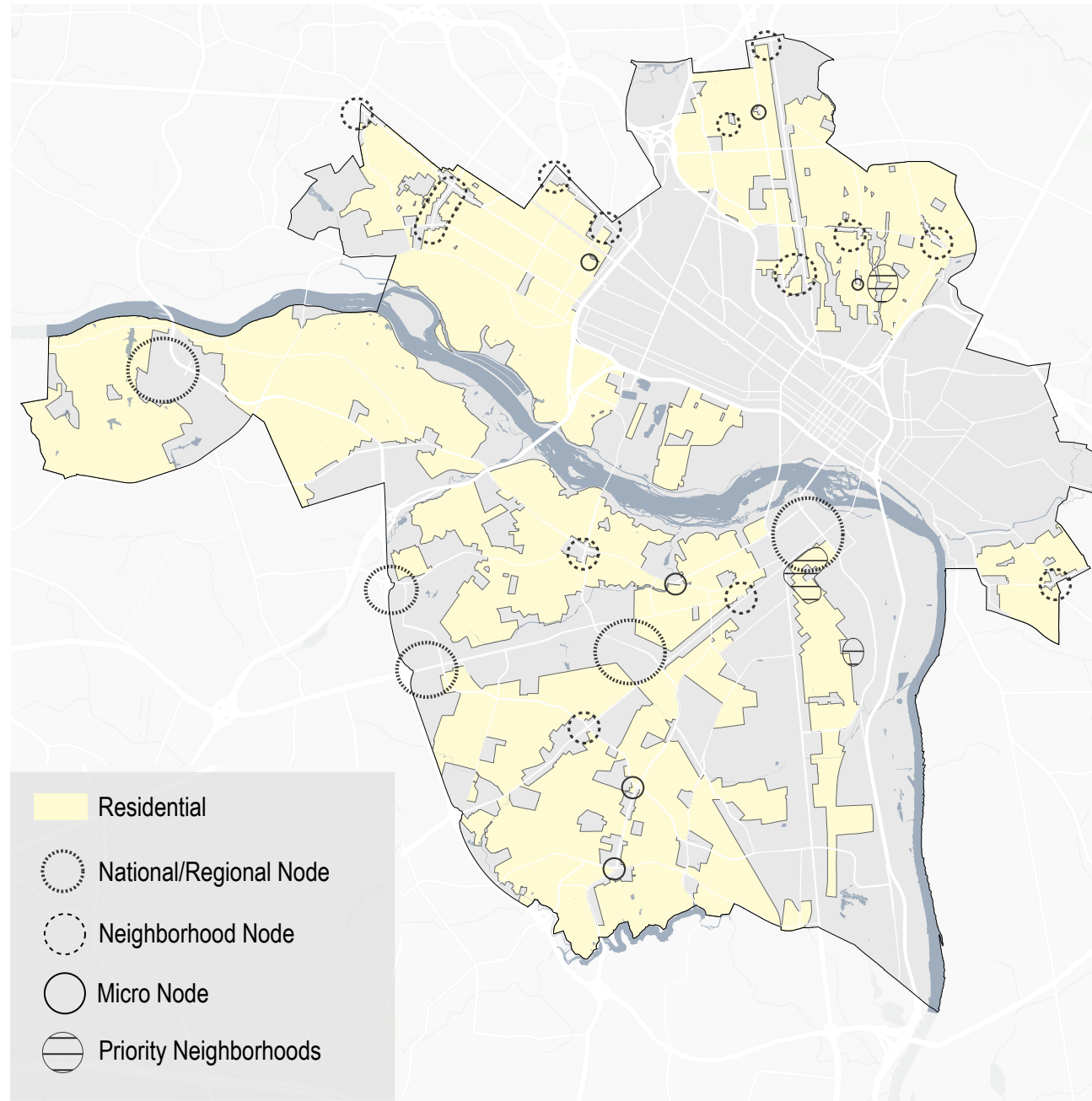
Draft Pattern Book and Framework Materials
October ZAC Meeting



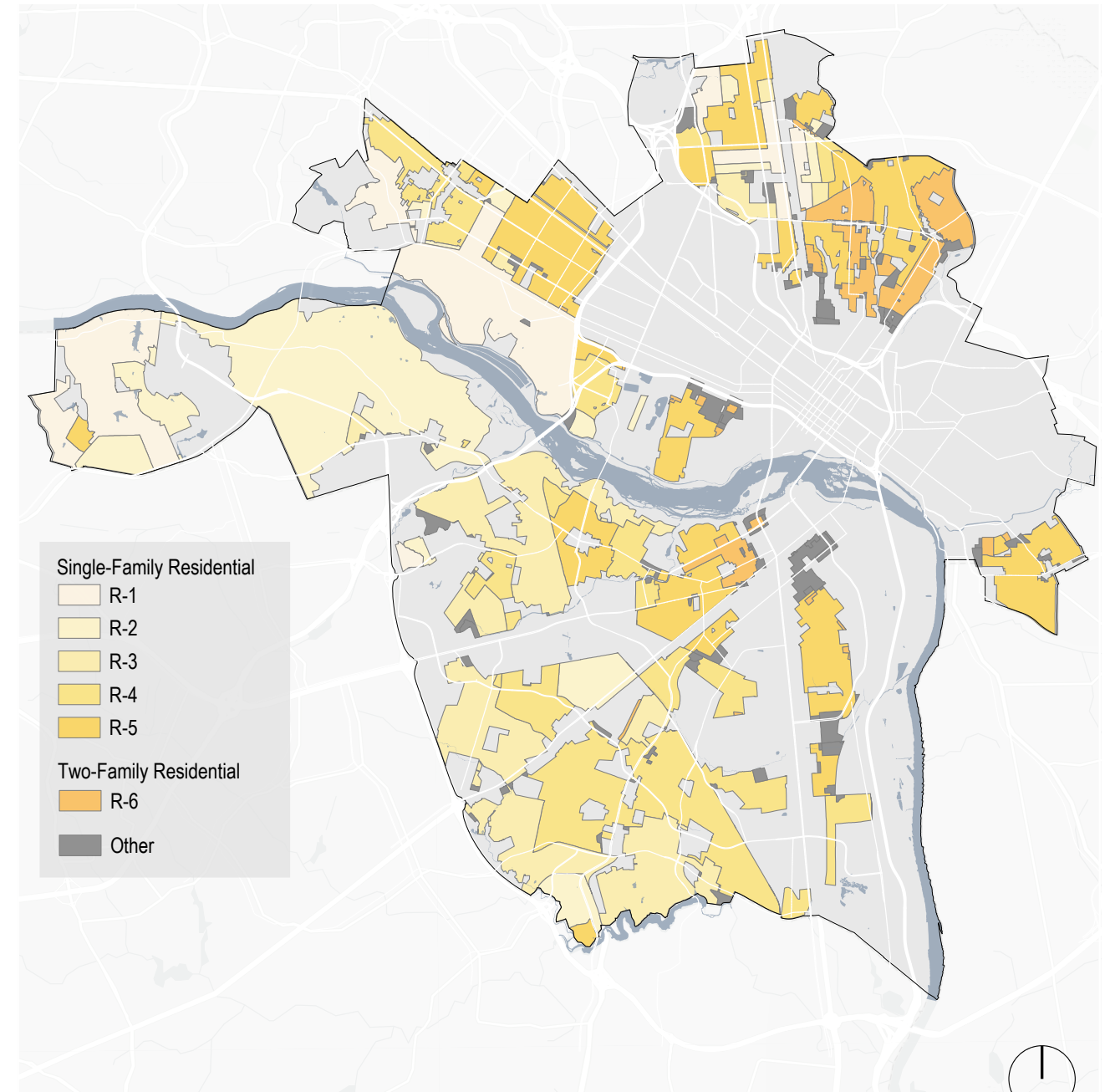
SEPTEMBER FOLLOW UP DISCUSSION

RESIDENTIAL

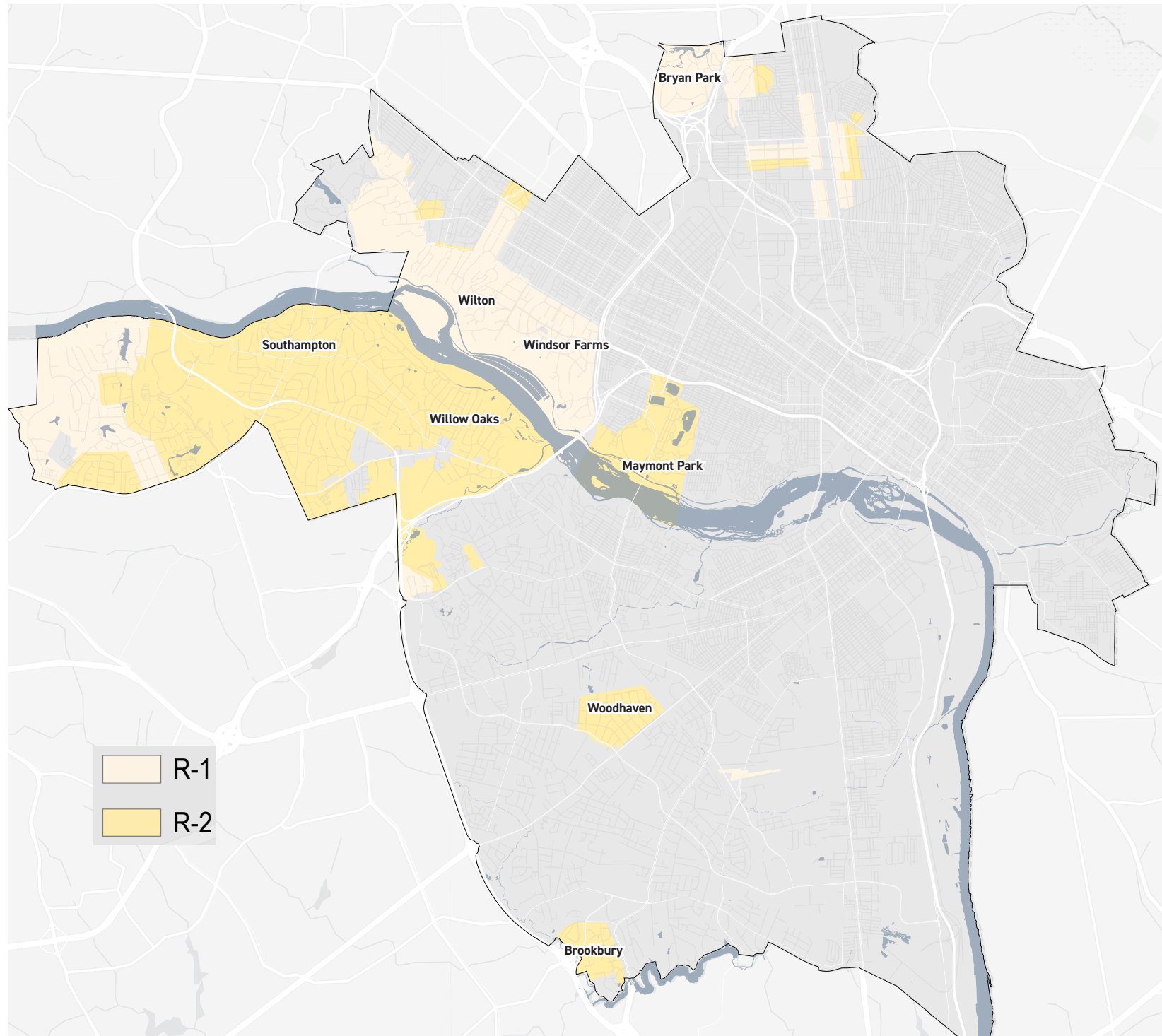
RICHMOND 300



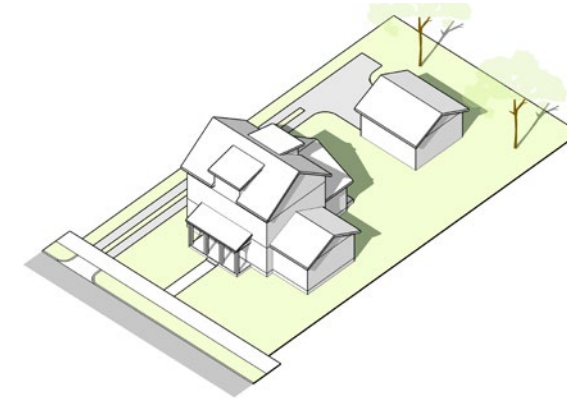
CURRENT ZONING



RESIDENTIAL: CONSOLIDATION OF SINGLE-FAMILY DISTRICTS



RN-1



Single-Family + ADU
(or Two-Family)

15,000 SF lot area
90' lot width

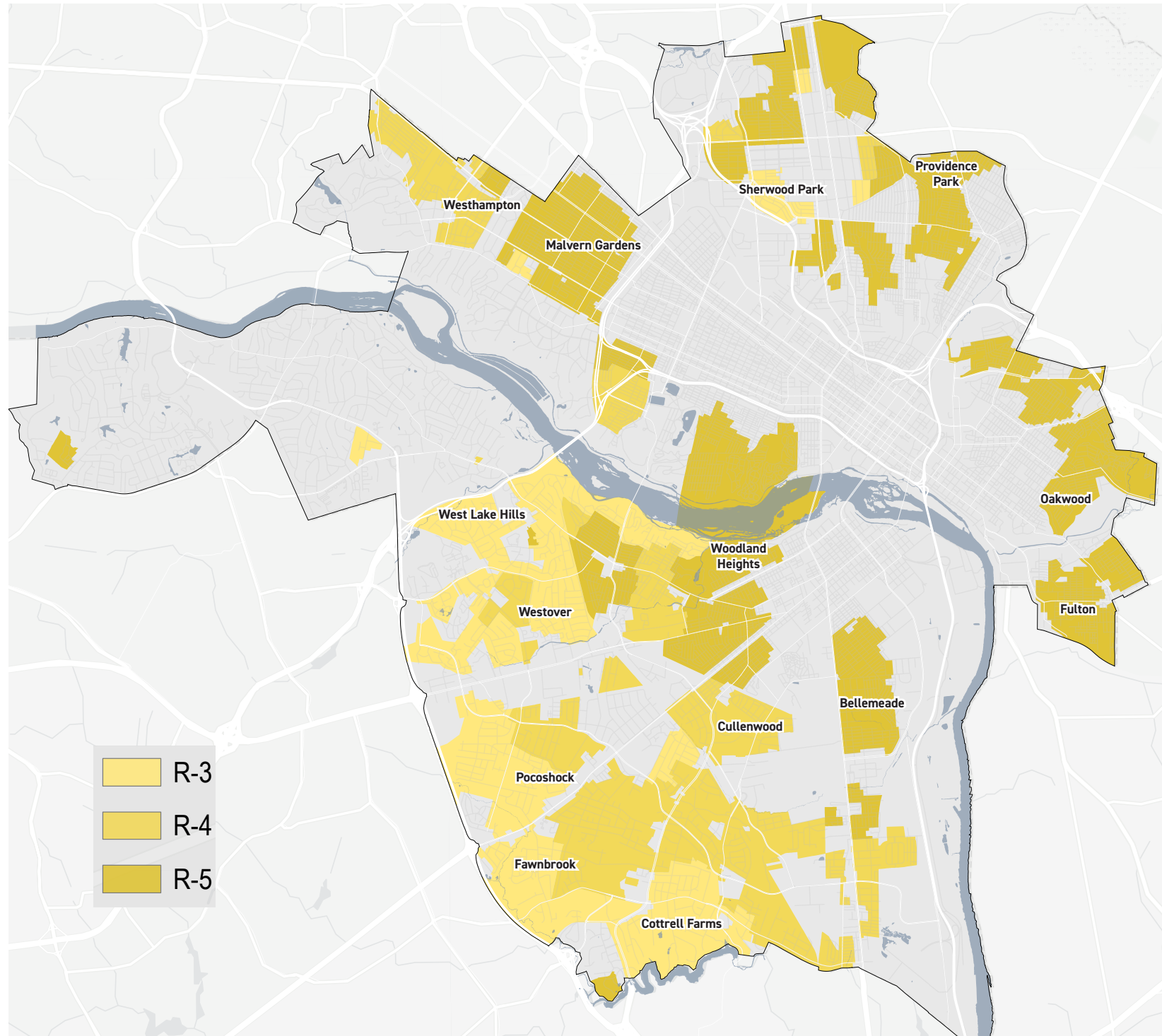
R-1

20,000 SF lot area
100' lot width

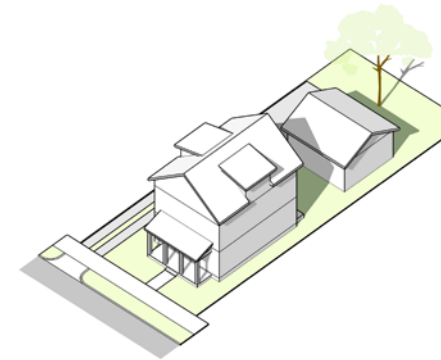
R-2

15,000 SF lot area
90' lot width

RESIDENTIAL: CONSOLIDATION OF SINGLE-FAMILY DISTRICTS



RN-2 BASE



Single-Family + ADU
(or Two-Family)

5,000 SF lot area
50' lot width

RN-2 BONUS



Single-Family + ADU
(or Two-Family)

2,000 SF lot area
20' lot width

R-3

10,000 SF lot area
75' lot width

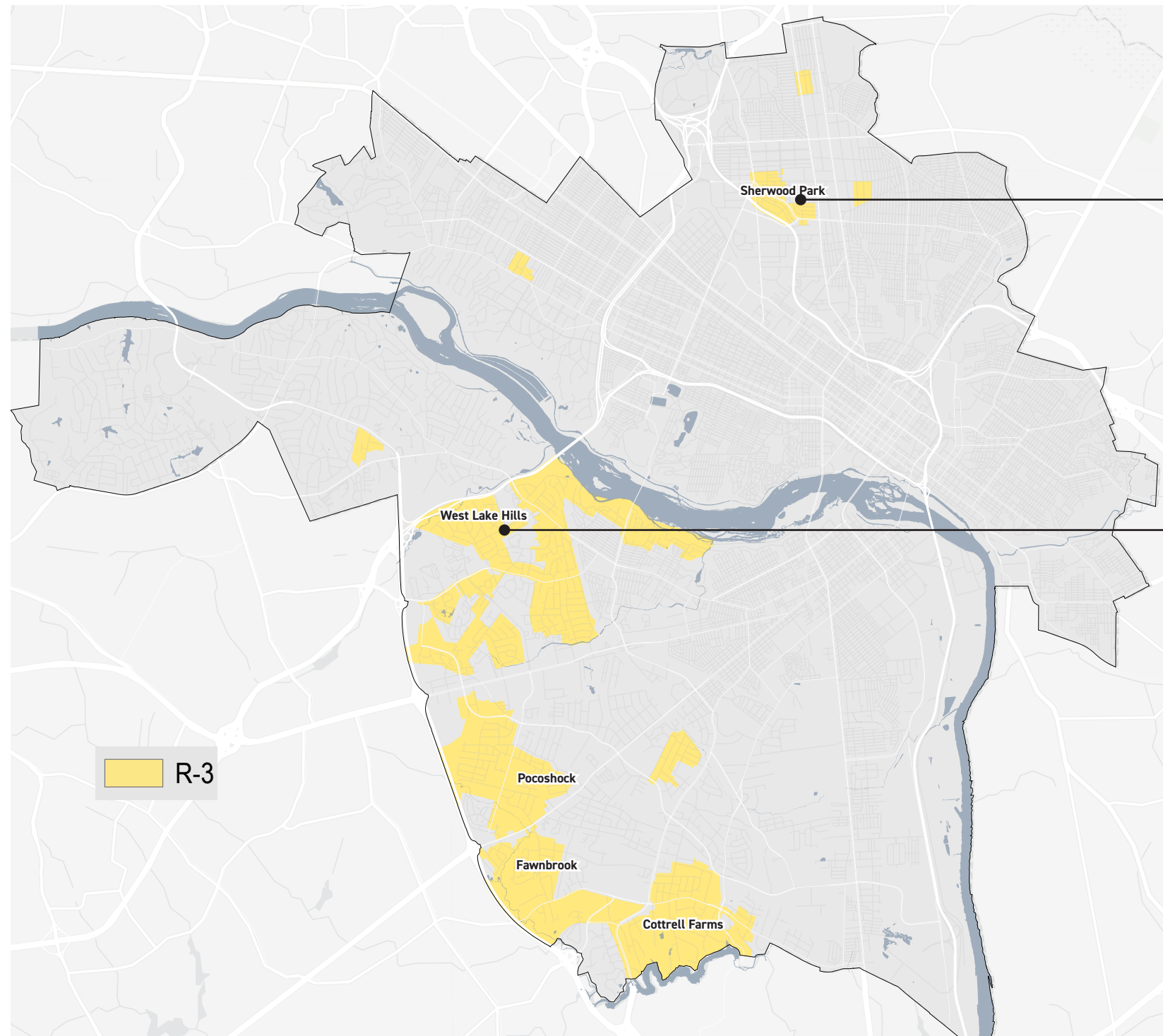
R-4

7,500 SF lot area
60' lot width

R-5

6,000 SF lot area
50' lot width

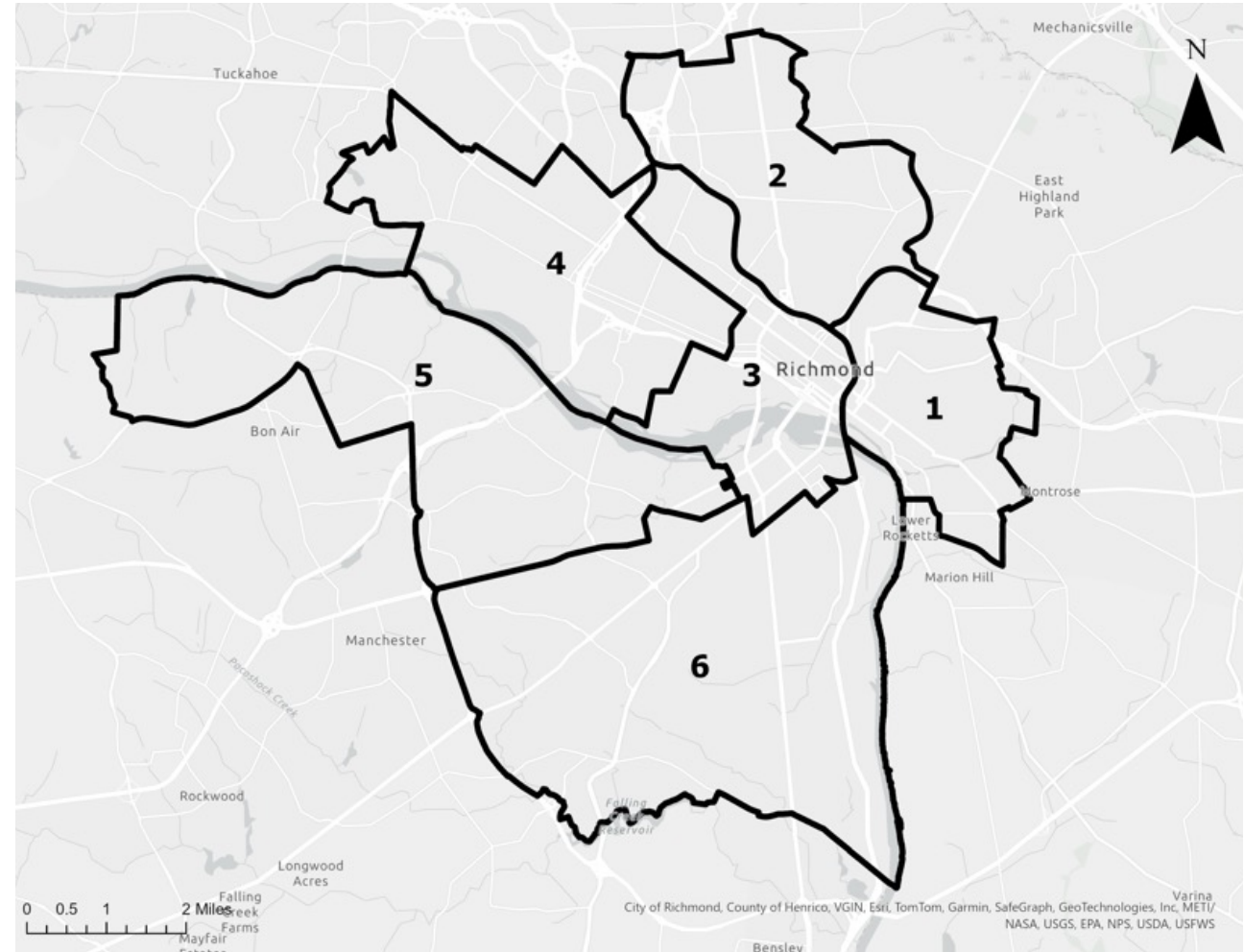
RESIDENTIAL: CONSOLIDATION OF SINGLE-FAMILY DISTRICTS



R-3 would undergo the greatest level of change. *Where is the R-3 located?*

RESIDENTIAL: CONSOLIDATION OF SINGLE-FAMILY DISTRICTS

R3 - 10,000 SF	Scenario 1 <i>2 SFD</i> <i>(5,000 SF lot size)</i>	Scenario 2 <i>5 SFD</i> <i>(2,000 SF lot size)</i>
Sub Area 1	--	--
Sub Area 2		
Land value	\$94,179	\$75,268
Vacant lots/lots below value	9/0	9/0
Developed lots/lots below value	318/2	318/1
<i>Annual rate of change</i>	<i><1 lot (0.03%)</i>	<i><1 lot (0.02%)</i>
Sub Area 3	--	--
Sub Area 4		
Land value	\$519,586	\$713,379
Vacant lots/lots below value	0/0	0/0
Developed lots/lots below value	69/0	69/8
<i>Annual rate of change</i>	<i>0 lots (0.00%)</i>	<i><1 lot (0.10%)</i>
Sub Area 5		
Land value	\$124,326	\$120,489
Vacant lots/lots below value	114/17	114/17
Developed lots/lots below value	2,164/16	2,164/16
<i>Annual rate of change</i>	<i>9 lots (0.37%)</i>	<i>9 lots (0.37%)</i>
Sub Area 6		
Land value	-\$16,360	-\$90,540
Vacant lots/lots below value	151/0	151/0
Developed lots/lots below value	2,548/0	2,548/0
<i>Annual rate of change</i>	<i>0 lots (0.00%)</i>	<i>0 lots (0.00%)</i>



RESIDENTIAL: CONSOLIDATION OF SINGLE-FAMILY DISTRICTS

Based on the information presented above do you feel any differently about consolidating the 5 single-family zoning districts as proposed?

RESIDENTIAL: ADUS & DUPLEXES

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?

TWO UNITS ON LOT (DUPLEX)



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

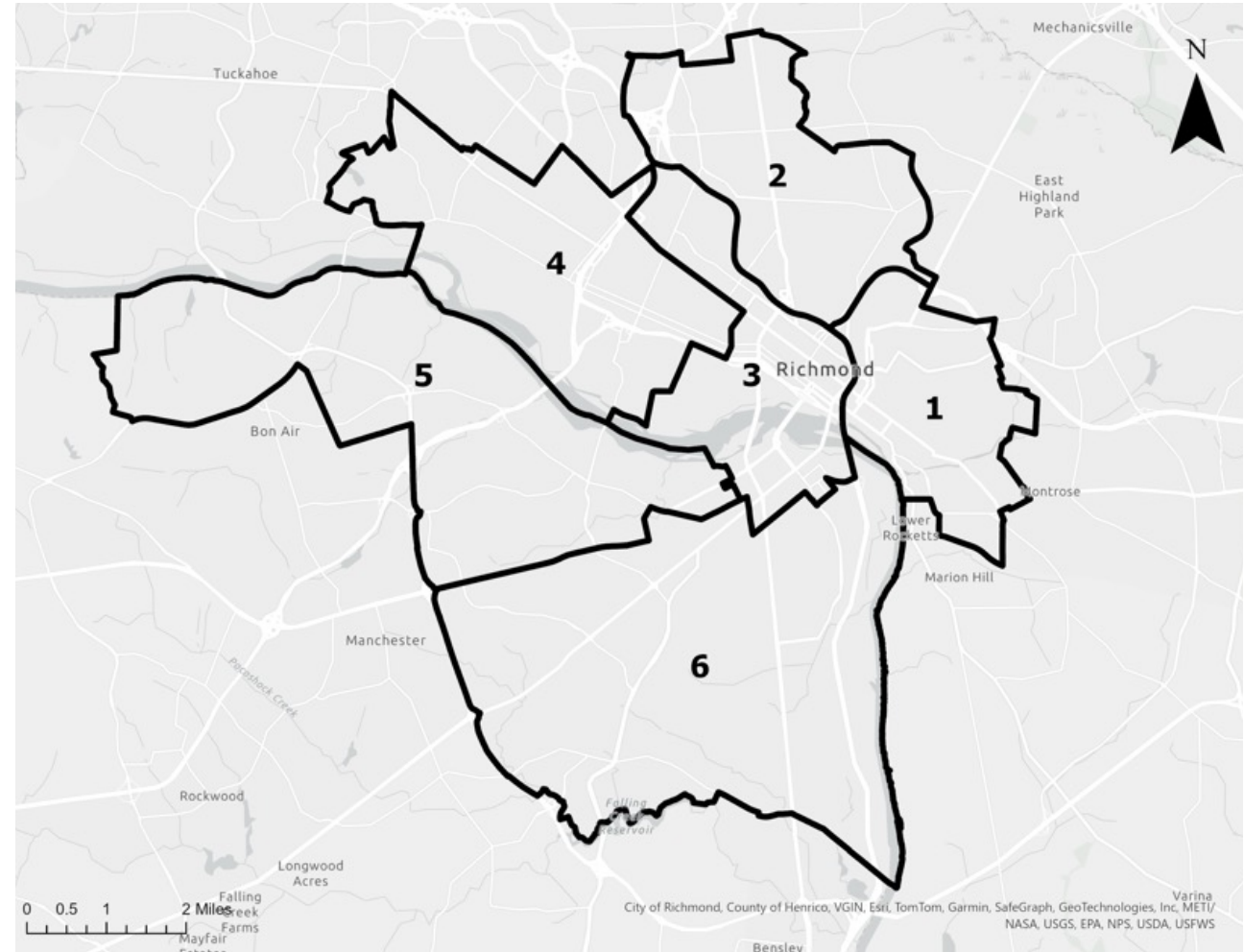
The possibility of allowing duplexes in all single-family districts was suggested.

For those who disagreed, are there any situations that you would be willing to allow duplexes in areas currently zoned for single-family? Looks like a SF house, for example

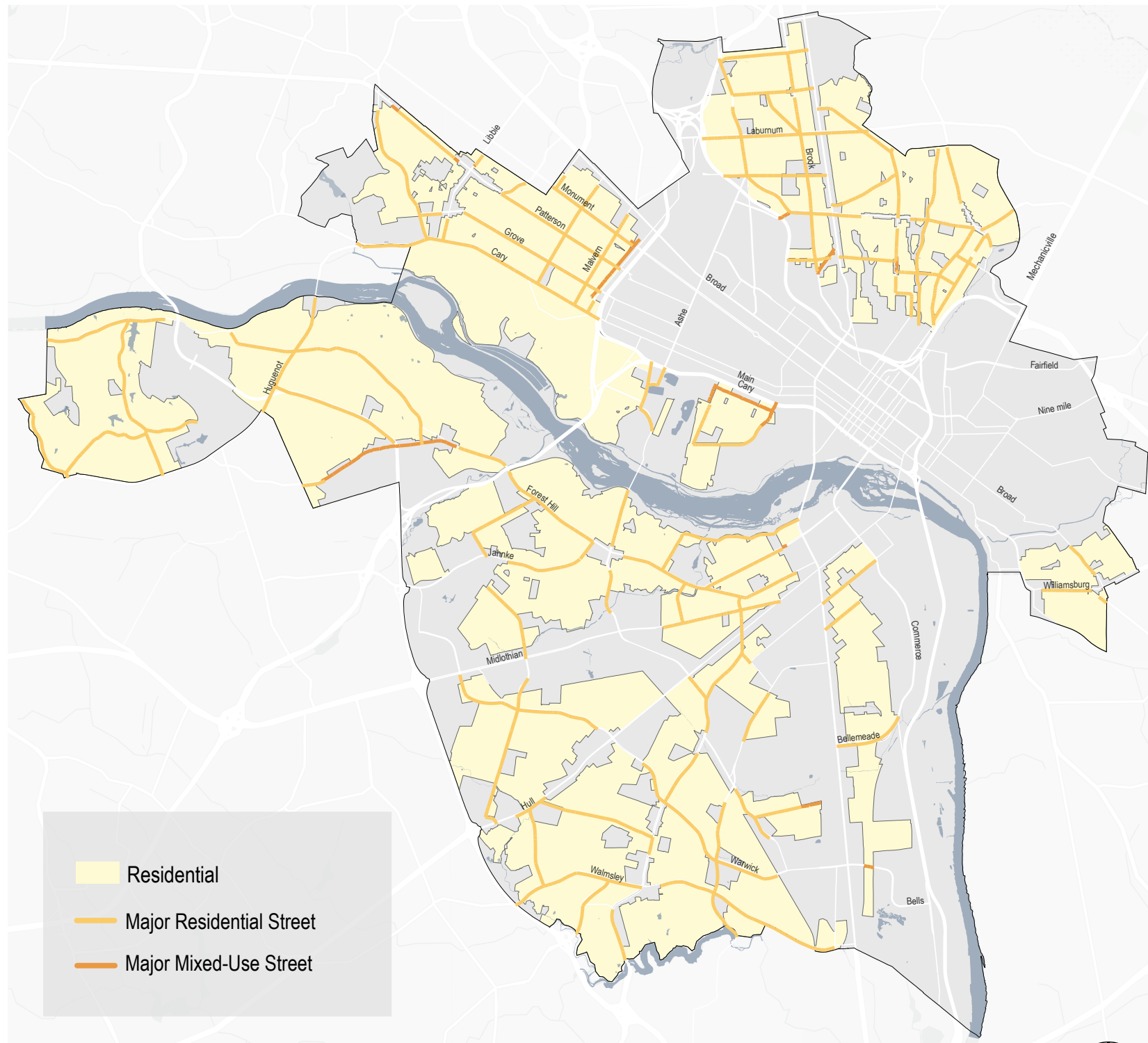
The possibility of allowing ADUs for two-family uses (duplexes) was also mentioned. How do you feel about this?

RESIDENTIAL: ADUS & DUPLEXES

R3 - 10,000 SF	Scenario 1 <i>Duplex</i> <i>(2 x 5,000 SF lots)</i>
Sub Area 1	--
Sub Area 2	
Land value	\$74,918
Vacant lots/lots below value	9/0
Developed lots/lots below value	318/2
<i>Annual rate of change</i>	<i><1 lot (0.02%)</i>
Sub Area 3	--
Sub Area 4	
Land value	\$511,212
Vacant lots/lots below value	0/0
Developed lots/lots below value	69/0
<i>Annual rate of change</i>	<i>0 lots (0.00%)</i>
Sub Area 5	
Land value	\$50,633
Vacant lots/lots below value	114/66
Developed lots/lots below value	2,164/10
<i>Annual rate of change</i>	<i>4 lots (0.18%)</i>
Sub Area 6	
Land value	\$151,123
Vacant lots/lots below value	151/145
Developed lots/lots below value	2,548/102
<i>Annual rate of change</i>	<i>13 lots (0.47%)</i>



RESIDENTIAL: MULTI-FAMILY ON MAJOR STREETS



RN-3

(Replacing various zoning districts along major streets)



Grove & Bunting

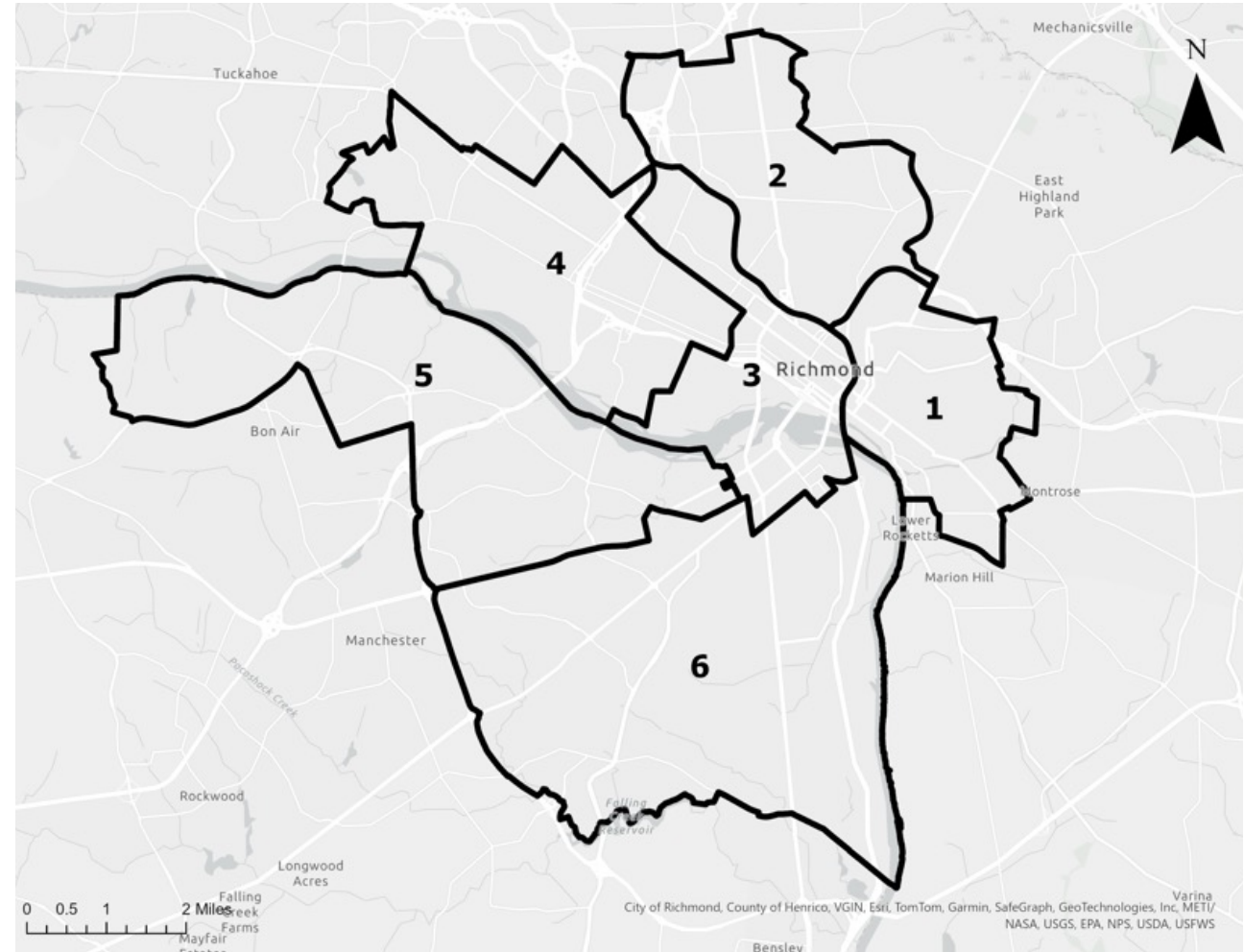


Grove & Westmoreland

Single-family detached
Single-family attached
Two-family detached
Multi-family (up to 10 units)

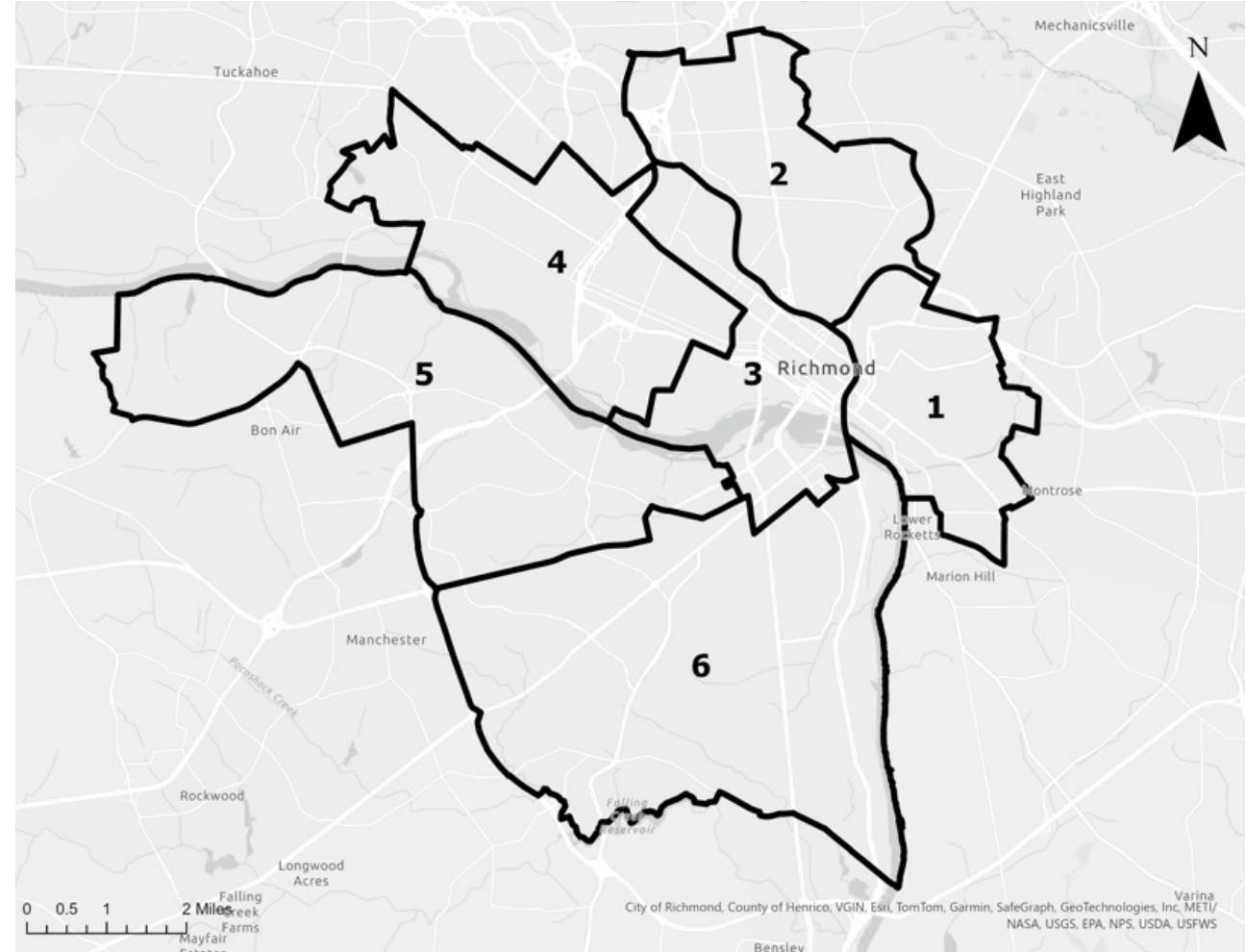
RESIDENTIAL: MULTI-FAMILY ON MAJOR STREETS

R1 - 20,000 SF	Scenario 1 <i>10 unit TH (2,000 SF lot size)</i>	Scenario 2 <i>20 unit Stacked TH (2,000 SF lot size)</i>	Scenario 3 <i>10 unit MF x3</i>
Sub Area 1	--	--	--
Sub Area 2			
Land value	\$167,371	\$664,634	\$745,960
Vacant lots/lots below value	0/0	0/0	0/0
Developed lots/lots below value	165/0	165/70	165/92
<i>Annual rate of change</i>	<i>0 lots (0.00%)</i>	<i>1 lot (0.50%)</i>	<i>2 lots (1.26%)</i>
Sub Area 3	--	--	--
Sub Area 4			
Land value	\$1,775,827	\$3,881,653	1,661,495
Vacant lots/lots below value	0/0	0/0	0/0
Developed lots/lots below value	143/102	143/134	142/95
<i>Annual rate of change</i>	<i>5 lots (3.24%)</i>	<i>10 lots (7.06%)</i>	<i>4 lots (2.65%)</i>
Sub Area 5			
Land value	\$73,526	\$477,053	-\$214,182
Vacant lots/lots below value	0/0	0/0	0/0
Developed lots/lots below value	13/0	13/13	13/0
<i>Annual rate of change</i>	<i>0 lots (0.00%)</i>	<i>1 lot (3.88%)</i>	<i>0 lots (0.00%)</i>
Sub Area 6			
Land value	\$441,655	\$1,213,310	\$440,070
Vacant lots/lots below value	0/0	0/0	0/0
Developed lots/lots below value	1/1	1/1	1/1
<i>Annual rate of change</i>	<i>0 lots (8.00%)</i>	<i>0 lots (8.00%)</i>	<i>0 lots (5.64%)</i>



RESIDENTIAL: MULTI-FAMILY ON MAJOR STREETS

R5 - 6,000 SF x3	Scenario 1 10 unit TH (2,000 SF lot size)	Scenario 2 20 unit Stacked TH (2,000 SF lot size)	Scenario 3 10 unit MF x2
Sub Area 1	--	--	--
Land value	\$604,948	\$1,517,874	\$439,948
Vacant lots/lots below value	0/0	0/0	0/0
Developed lots/lots below value	285/199	285/277	285/112
<i>Annual rate of change</i>	<i>8 lots (2.74%)</i>	<i>21 lots (7.52%)</i>	<i>2 lots (0.78%)</i>
Sub Area 2			
Land value	\$261,272	\$693,051	\$96,272
Vacant lots/lots below value	0/0	0/0	0/0
Developed lots/lots below value	485/1	485/29	485/0
<i>Annual rate of change</i>	<i><1 lot (0.01%)</i>	<i><1 lot (0.08%)</i>	<i>0 lots (0.00%)</i>
Sub Area 3			
Land value	\$942,594	\$2,328,226	\$777,594
Vacant lots/lots below value	0/0	0/0	0/0
Developed lots/lots below value	1/1	1/1	1/1
<i>Annual rate of change</i>	<i><1 lot (8.00%)</i>	<i><1 lot (8.00%)</i>	<i><1 lot (8.00%)</i>
Sub Area 4			
Land value	\$1,639,994	\$4,001,986	\$1,474,994
Vacant lots/lots below value	0/0	0/0	0/0
Developed lots/lots below value	763/340	763/340	763/340
<i>Annual rate of change</i>	<i>11 lots (1.36%)</i>	<i>55 lots (7.19%)</i>	<i>7 lots (0.89%)</i>
Sub Area 5			
Land value	\$180,870	\$500,112	\$15,988
Vacant lots/lots below value	0/0	0/0	0/0
Developed lots/lots below value	368/0	368/196	368/0
<i>Annual rate of change</i>	<i>2 lots (0.10%)</i>	<i>6 lots (1.58%)</i>	<i>0 lots (0.00%)</i>
Sub Area 6			
Land value	\$496,418	\$1,257,404	\$331,418
Vacant lots/lots below value	0/0	0/0	0/0
Developed lots/lots below value	362/180	362/355	362/174
<i>Annual rate of change</i>	<i>3 lots (0.89%)</i>	<i>26 lots (7.08%)</i>	<i>1 lot (0.01%)</i>



RESIDENTIAL: MULTI-FAMILY ON MAJOR STREETS

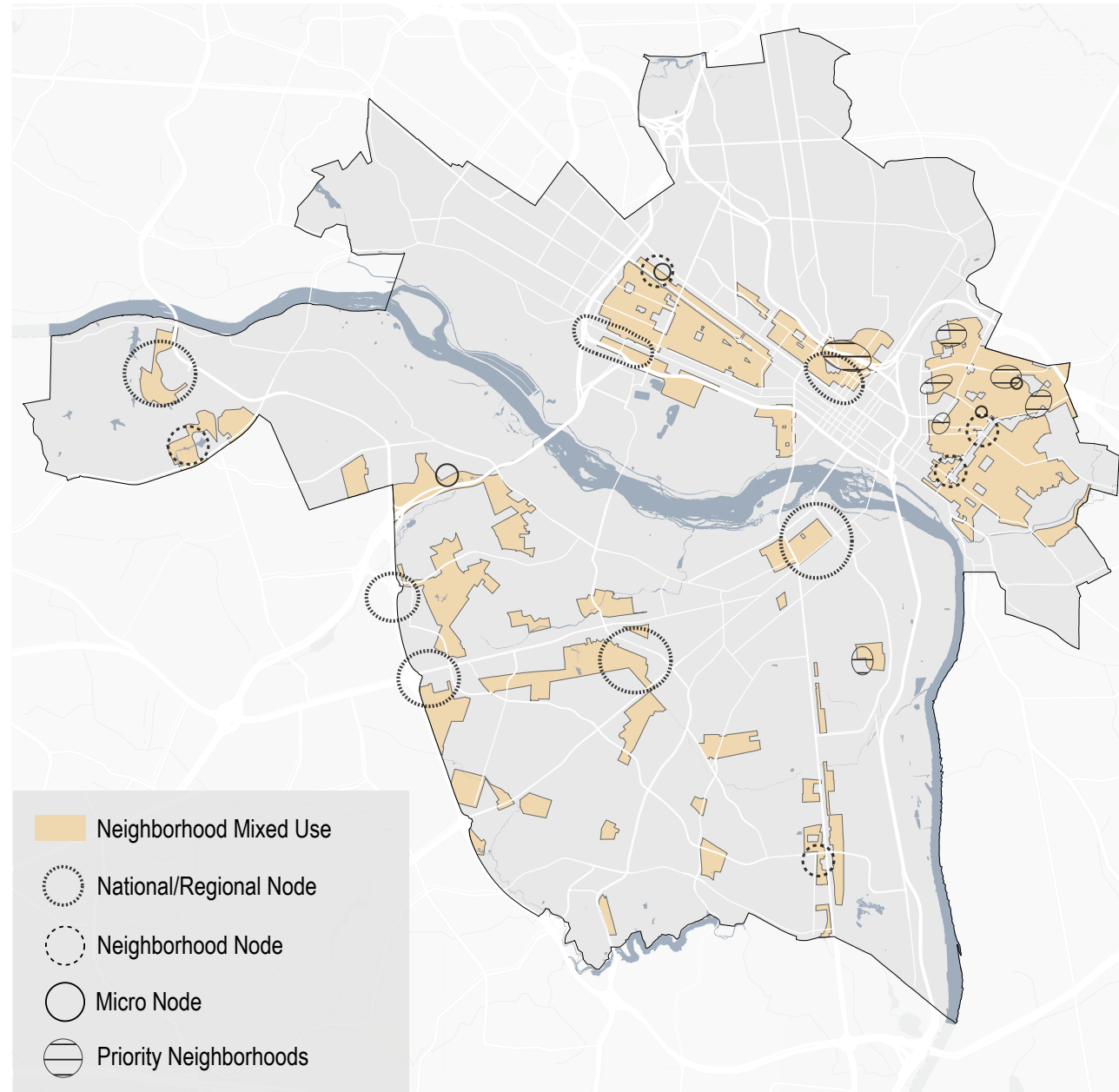
DISCUSSION

In September you were asked under what circumstances small multi-unit buildings (up to 10 units) should be allowed on a major street. A range of opinions were shared.

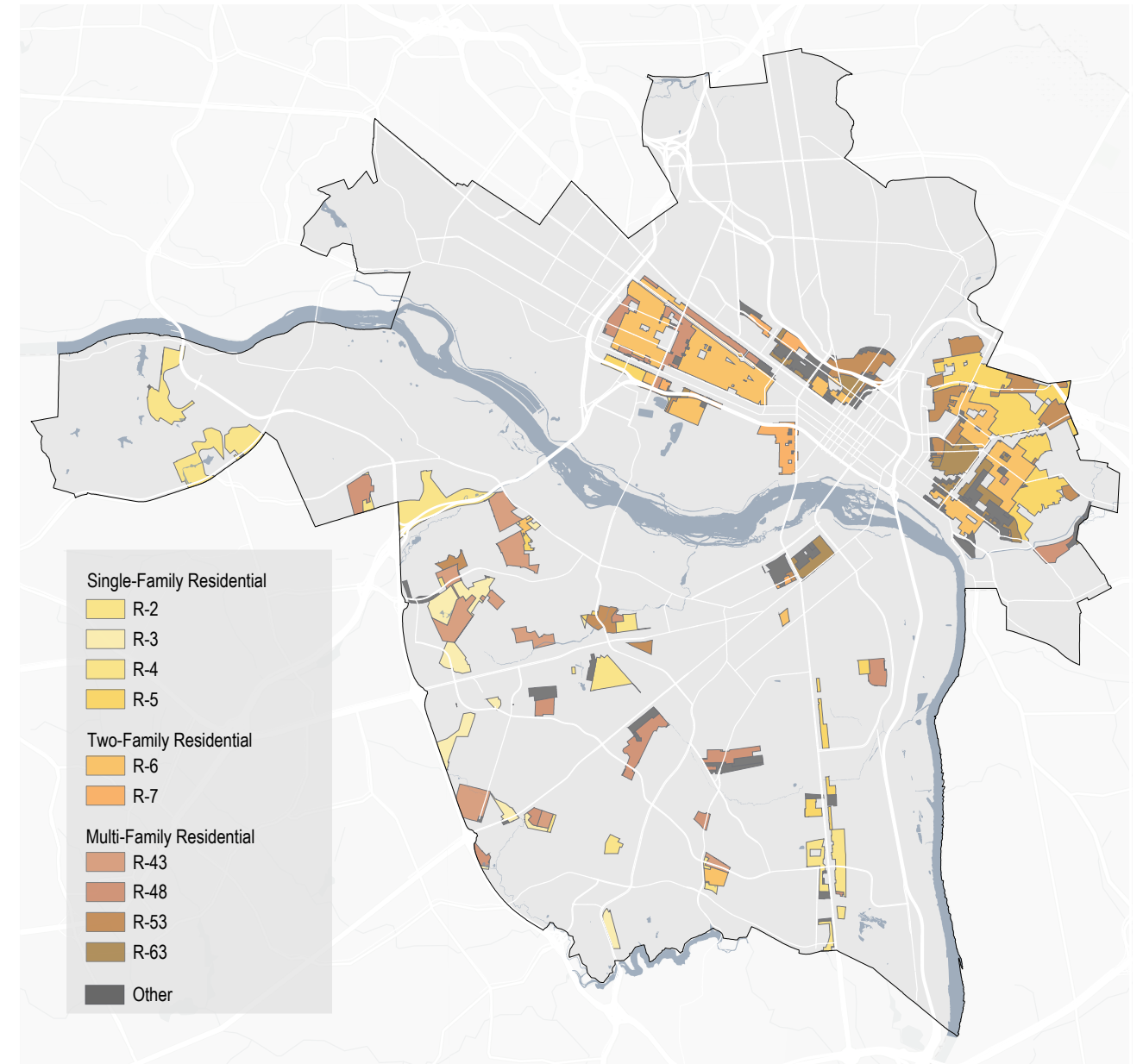
- 1. Some criteria suggested included a) at **corners only**; b) where **multi-family buildings already exist**; c) on **streets with bus routes**; d) **adjacent to Richmond 300 nodes**. As a group, how do you feel about these criteria?*
- 2. Richmond 300 suggests small multi-family. Based on the economic analysis, would you also be interested in seeing townhouses or stacked townhouses?*
- 3. Would you be more comfortable with something more like 4 units on major roads? Should there be more than one approach - 4 units on some roads and 10 units on other roads?*

NEIGHBORHOOD MIXED USE

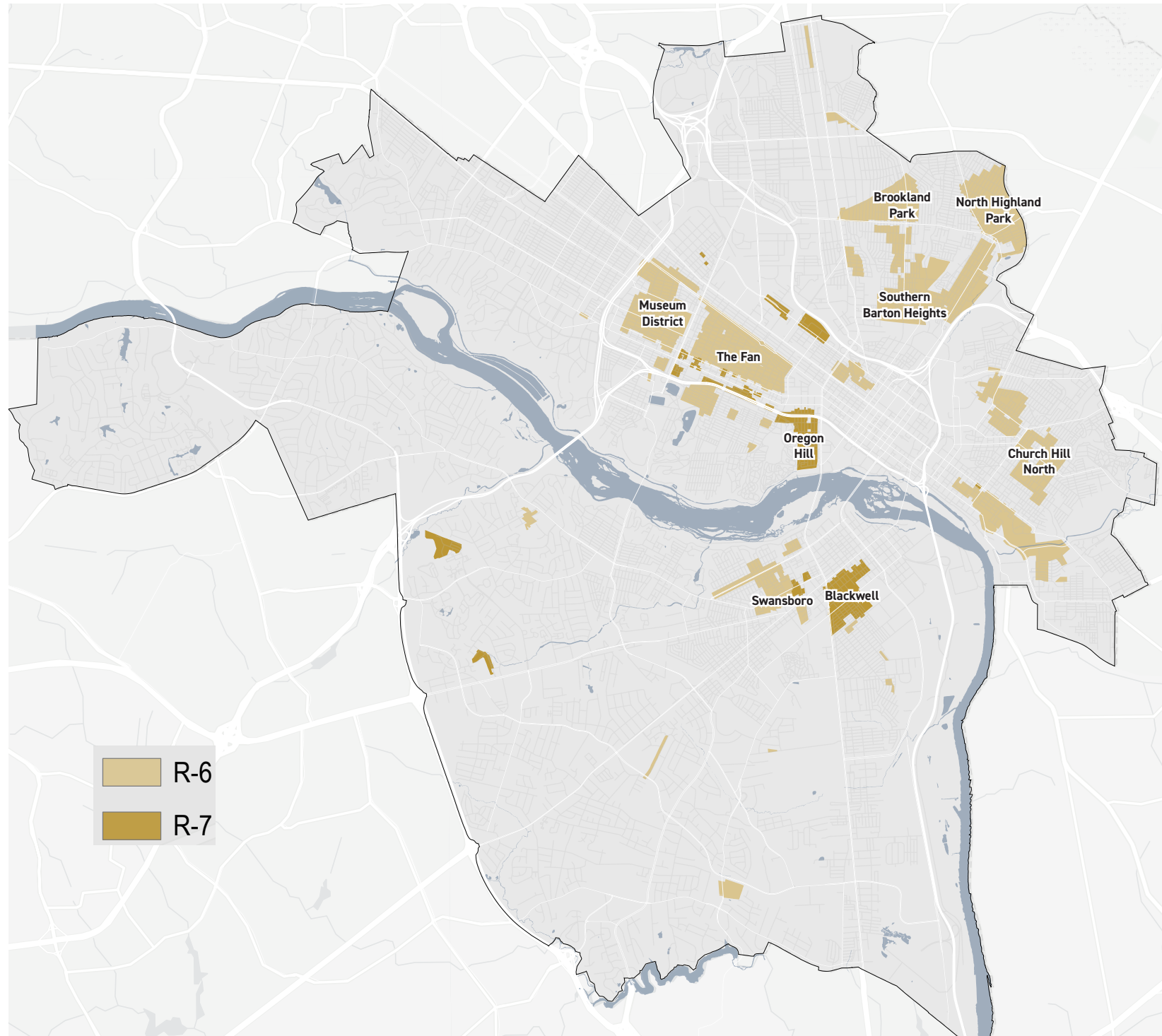
RICHMOND 300



CURRENT ZONING



NEIGHBORHOOD MIXED USE: ALLOWING MULTI-FAMILY



RN-3



Park & Strawberry

Single-family detached
Single-family attached
Two-family detached
Multi-family (up to 10 units)

R-6

Single-family detached
Single-family attached
Two-family detached

5,000 SF lot area (SFD)
2,200 SF lot area (SFA)
6,000 SF lot area (2FD)

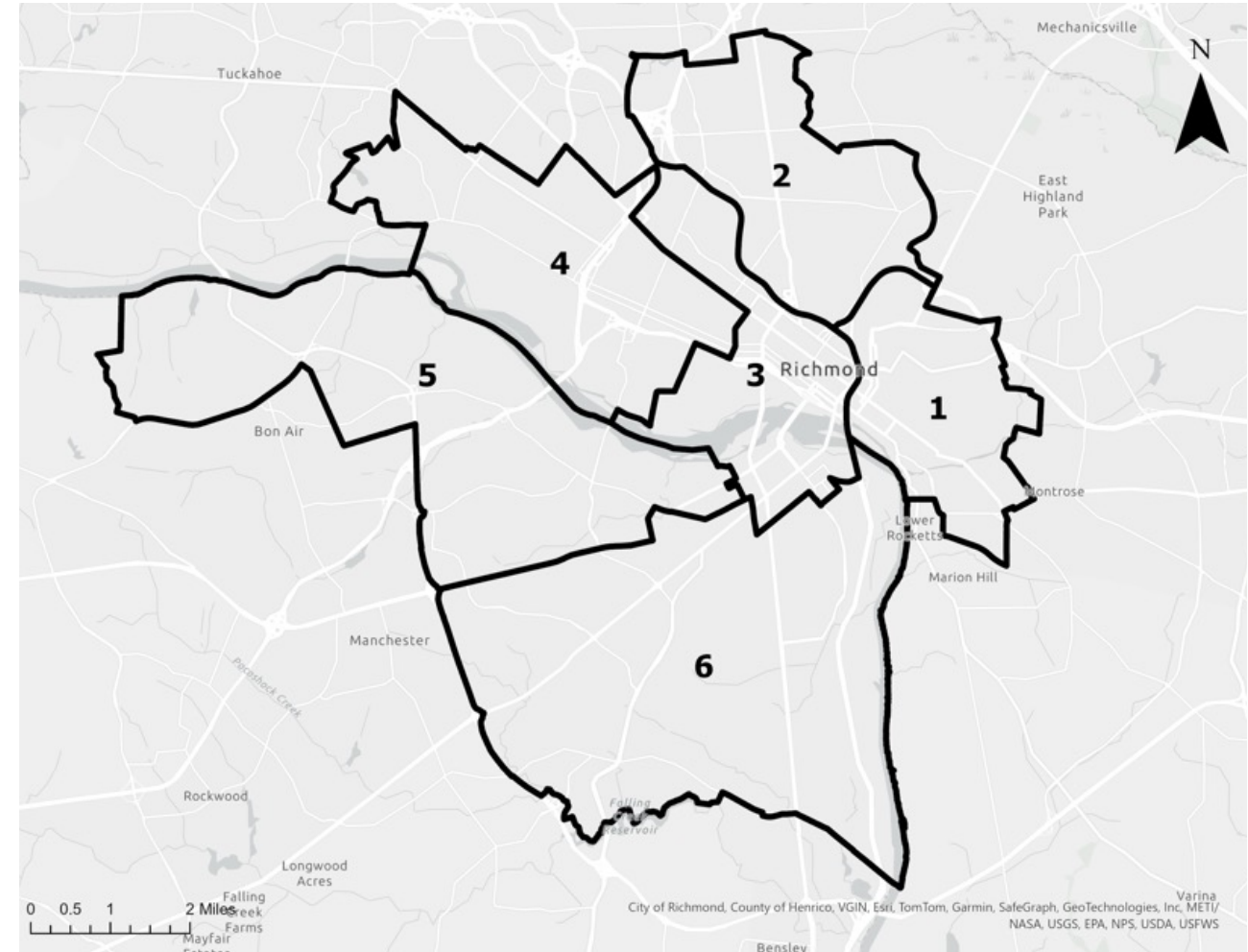
R-7

Single-family detached
Single-family attached
Two-family detached

3,600 SF lot area (SFD)
2,200 SF lot area (SFA)
4,400 SF lot area (2FD)

NEIGHBORHOOD MIXED USE: ALLOWING MULTI-FAMILY

R6	Scenario 1 <i>10 unit MF</i>
Sub Area 1	
Land value	\$158,175
Vacant lots/lots below value	182/39
Developed lots/lots below value	1,586/24
<i>Annual rate of change</i>	<i>3 lots (0.16%)</i>
Sub Area 2	Wasn't looked at
Sub Area 3	Wasn't looked at
Sub Area 4	
Land value	\$549,743
Vacant lots/lots below value	32/14
Developed lots/lots below value	3,045/105
<i>Annual rate of change</i>	<i>8 lots (0.22%)</i>
Sub Area 5	Wasn't looked at
Sub Area 6	Wasn't looked at



NEIGHBORHOOD MIXED USE: ALLOWING MULTI-FAMILY

DISCUSSION

In September, you were asked about allowing small multi-family buildings (up to 10 units) across much of Neighborhood Mixed Use. A number of scattered multi-family buildings exist, but most of these areas are currently occupied by single-family attached or detached buildings.

- 1. We heard concerns that this might incentivize redevelopment of these neighborhoods. However, the market analysis suggests that small multi-family buildings are unlikely to stimulate much redevelopment. Does this make you feel any differently?*
- 2. For those who had concerns, would you be more open to small multi-family buildings if they met additional form criteria? If they looked more like townhouses, for example?*

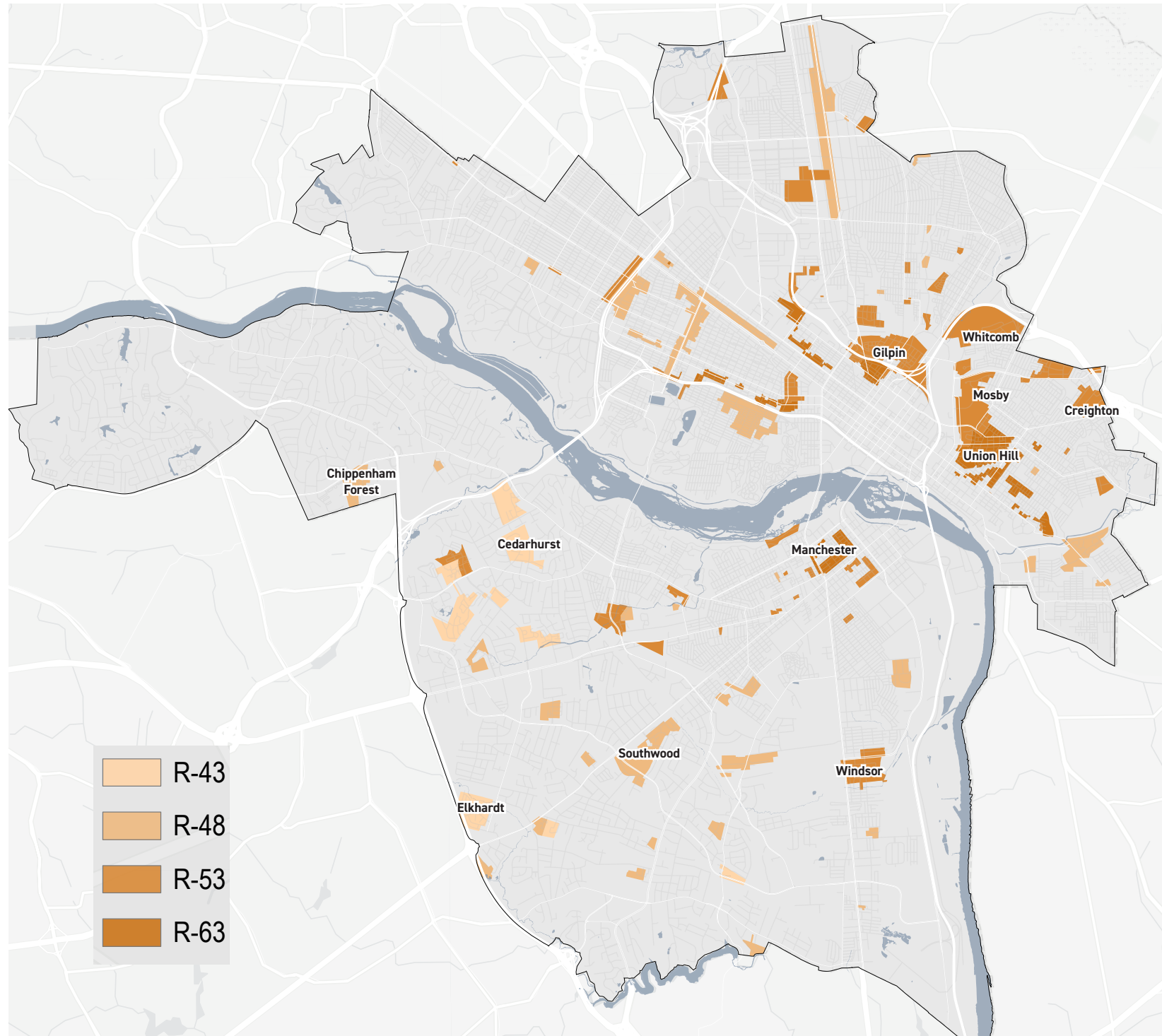
NEIGHBORHOOD MIXED USE: ALLOWING MULTI-FAMILY

DISCUSSION

You were also asked you about mixed uses within Neighborhood Mixed Use. Again, a range of opinions were shared.

- 1. Some criteria that we heard included a) **limit based on size**; b) **limit to the ground floor**; c) **limit operating hours**; d) **limit only to Richmond 300-designated nodes or to streets or neighborhoods with an tradition of mixed uses**. As a group, how do you feel about these criteria?*
- 2. Several groups mentioned limiting uses to those that serve the neighborhood. What does that mean to you?*

NEIGHBORHOOD MIXED USE: REMOVING MAXIMUM DENSITY



RX-3

(Replacing various zoning districts along major streets)



Multi-Family
(3 stories max)

RX-5



Multi-Family
(5 stories max)

R-43
3,000 SF la/unit
35' max height

R-48
2,200 SF la/unit
35' max height

R-53
1,250 SF la/unit
35' max height

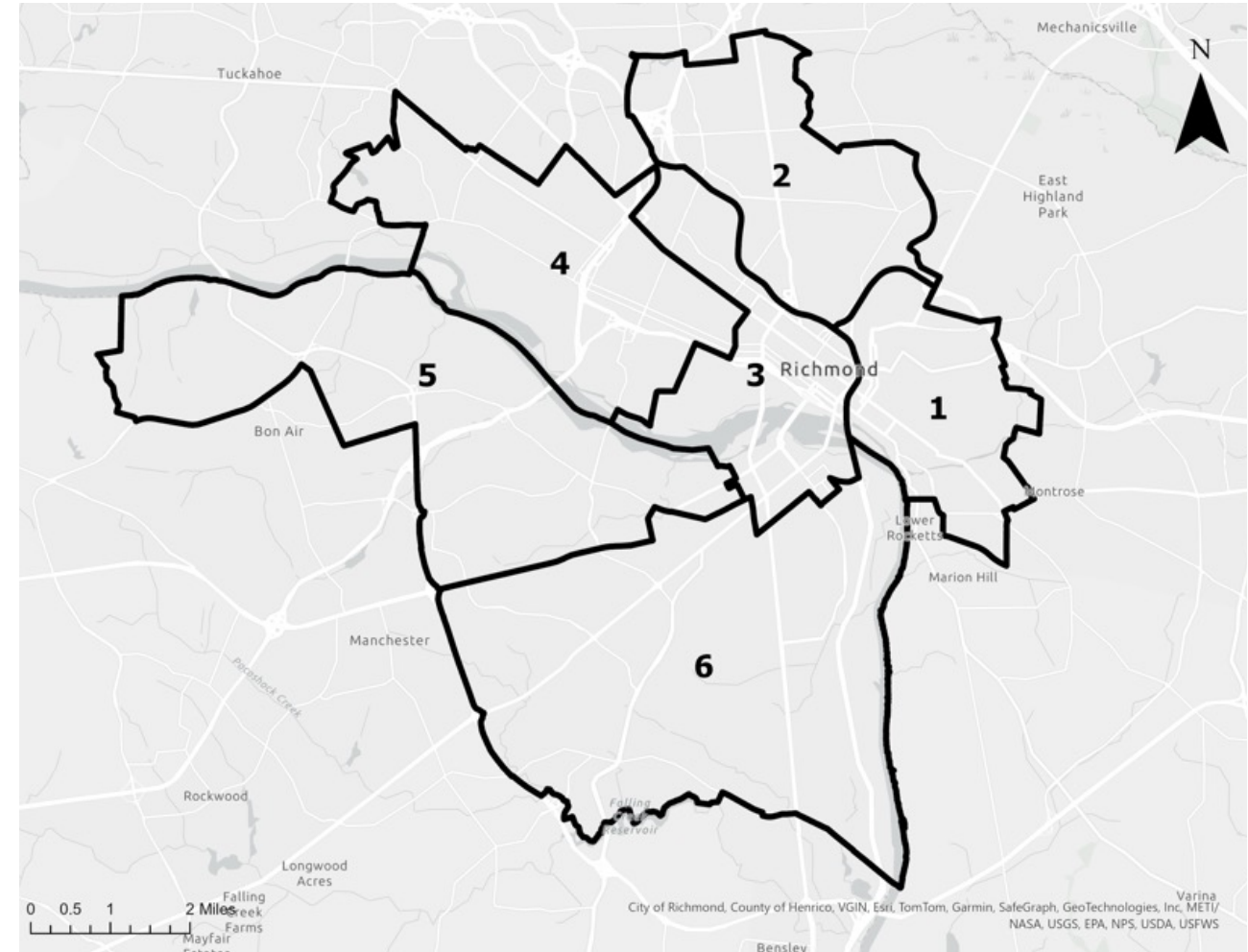
R-63
1,000 SF la/unit
3/4 stories max height

NEIGHBORHOOD MIXED USE: REMOVING MAXIMUM DENSITY

R43

Scenario 1 *Larger MF*

Sub Area 1	--
Sub Area 2	--
Sub Area 3	--
Sub Area 4	--
Sub Area 5	Infeasible
Sub Area 6	
Land value	\$525,050
Vacant lots/lots below value	1/1
Developed lots/lots below value	6/5
<i>Annual rate of change</i>	<i><1 lot (3.43%)</i>

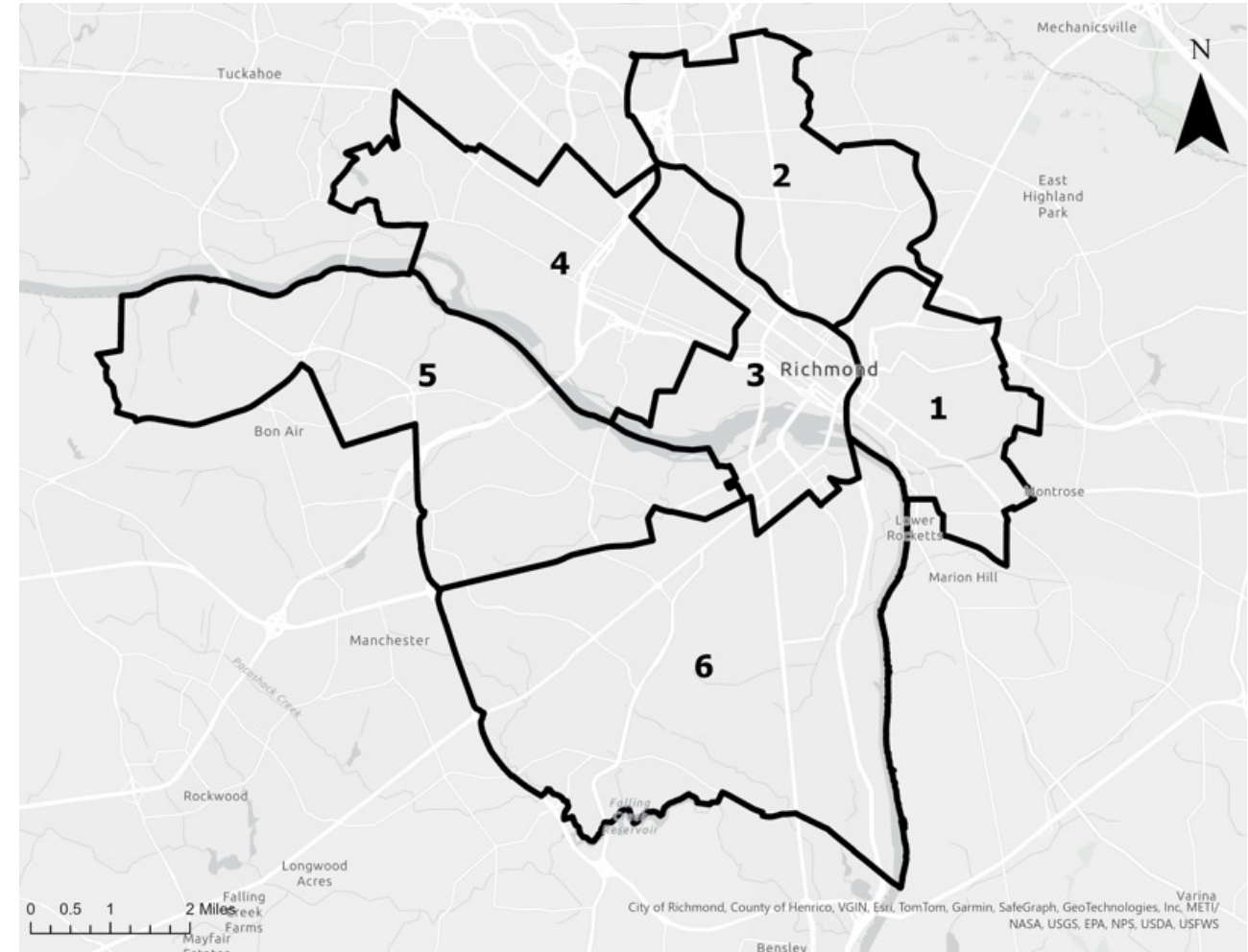


NEIGHBORHOOD MIXED USE: REMOVING MAXIMUM DENSITY

R63

Scenario 1 Larger MF

Sub Area 1	
Land value	--
Vacant lots/lots below value	\$864,929
Developed lots/lots below value	3/1
<i>Annual rate of change</i>	17/3
	<1 lot (1.21%)
Sub Area 2	
	--
Sub Area 3	
Land value	--
Vacant lots/lots below value	\$2,288,175
Developed lots/lots below value	1/1
<i>Annual rate of change</i>	17/5
	<1 lot (2.28%)
Sub Area 4	
Land value	--
Vacant lots/lots below value	\$2,977,136
Developed lots/lots below value	0/0
<i>Annual rate of change</i>	1/0
	0 lots (0.00%)
Sub Area 5	
	Infeasible
Sub Area 6	
	--



NEIGHBORHOOD MIXED USE: REMOVING MAXIMUM DENSITY

DISCUSSION

There was general support for eliminating density limits in multi-family-zoned areas. However, there was some concern about getting the form right.

Participants suggested there should be requirements for such things as maximum building length, maximum lot coverage and landscaping, and larger multi-family buildings should transition appropriately to abutting single-family zoned areas. Are there any other additional form controls that you would like to see applied?

THANK YOU! ANY OTHER QUESTIONS?