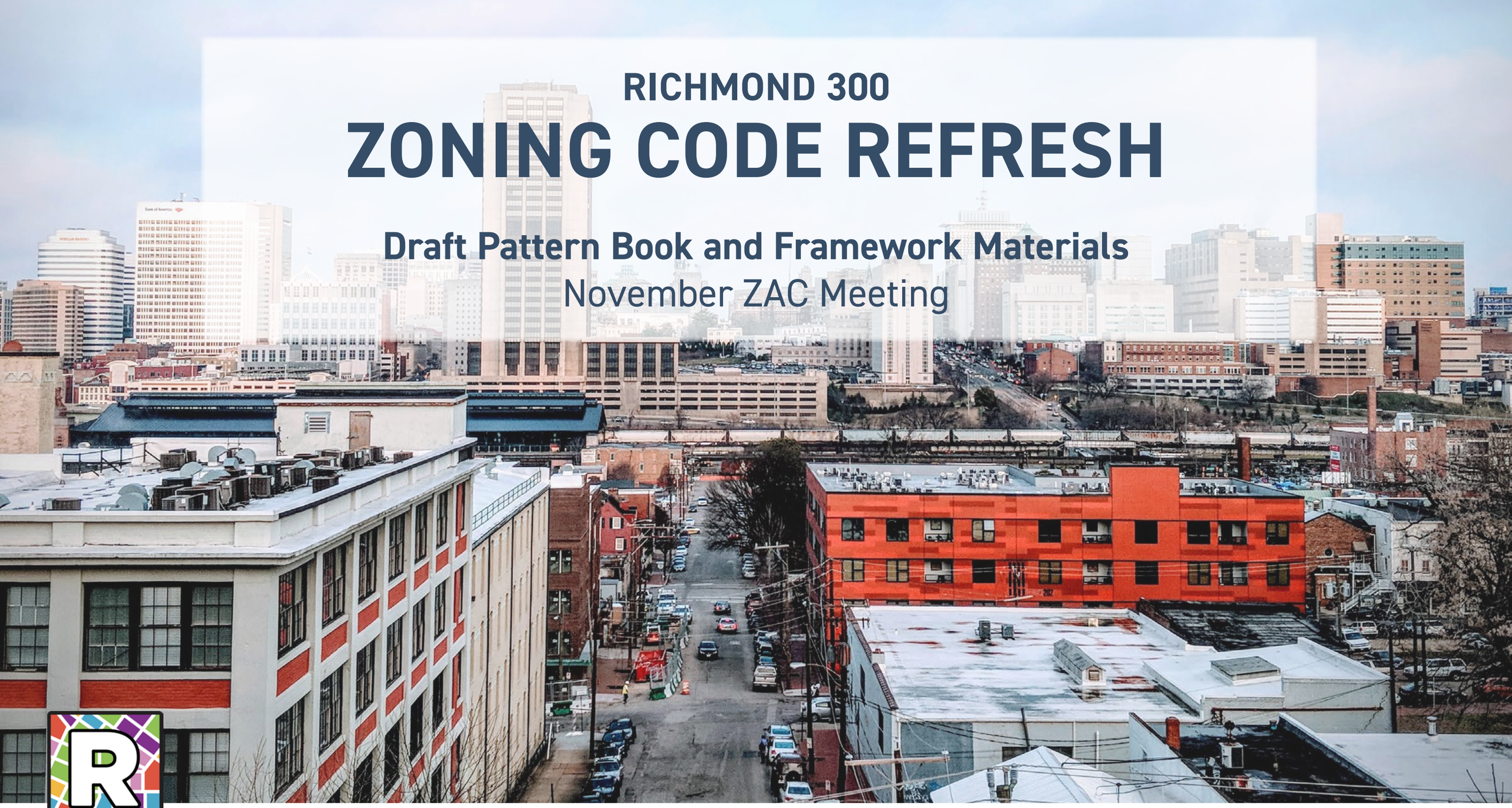
RICHMOND 300

ZONING CODE REFRESH

Draft Pattern Book and Framework Materials

November ZAC Meeting



TODAY'S PRESENTATION

1. Pattern Book: Block-scale Analysis
2. Zoning Framework: Conceptual Zoning Districts
3. Next Steps
4. Questions

PATTERN BOOK

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

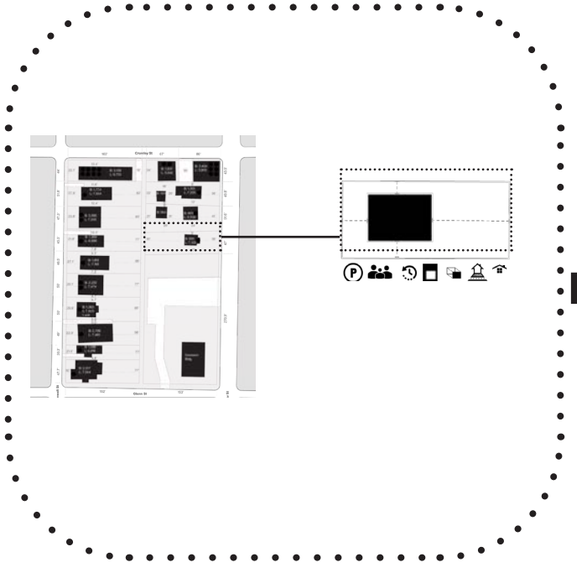
Neighborhood Scale

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



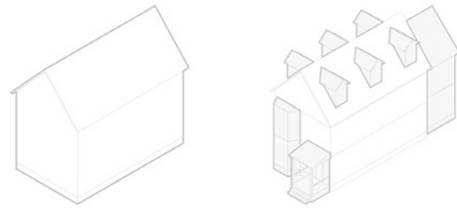
Illustrating misalignments between existing patterns and zoning.

Illustrating contextual patterns.

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

RESULT: Sub-patterns in each block analysed

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.

BLOCK SCALE ANALYSIS

Historical Context

- Property by Year Built

Character and Frontage

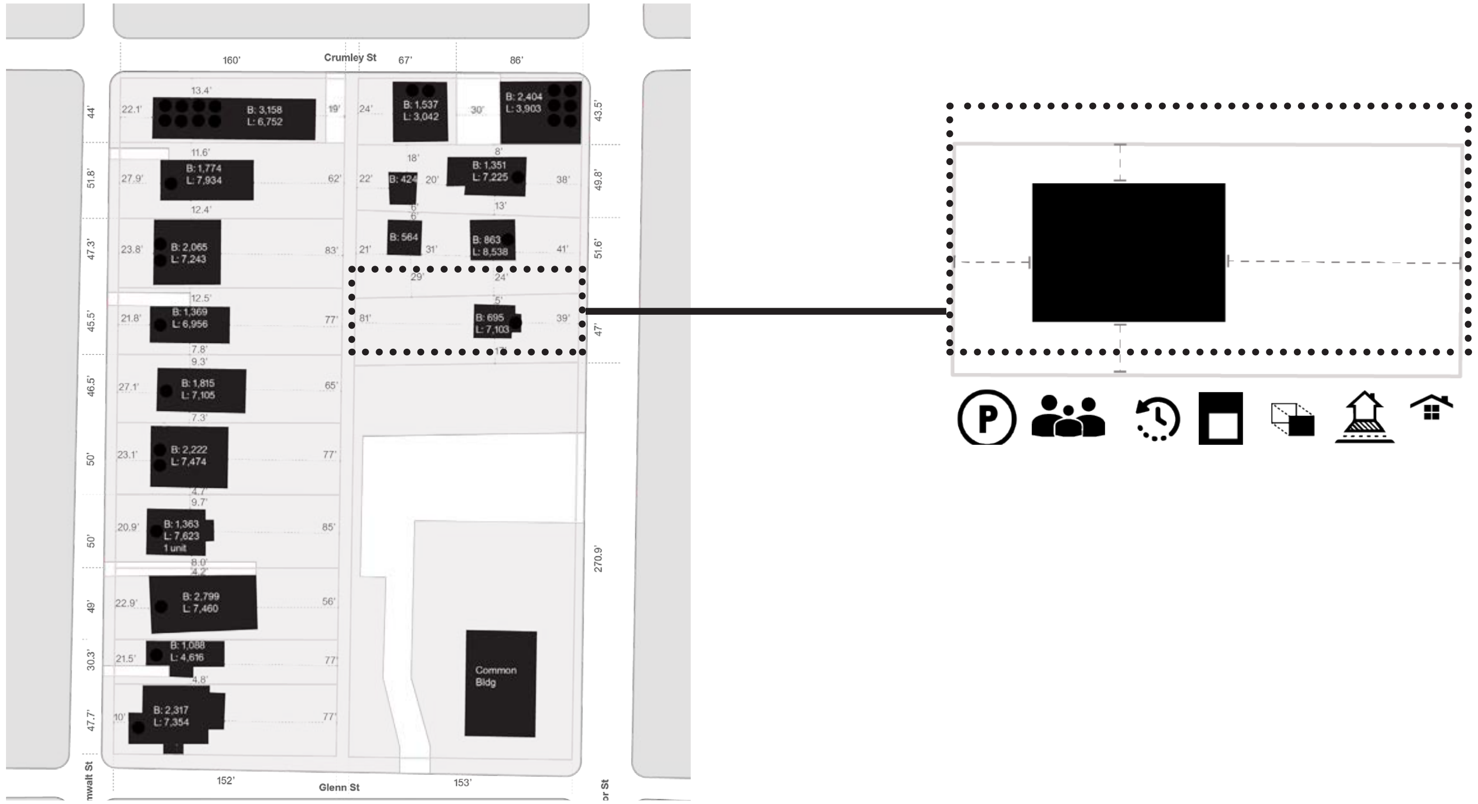
- Building Type ··········> **Property Type**
- Frontage
- Roofline Form and Fenestration

Lot Dimensions (nonconformities)

- Lot size
- Lot Width

Setbacks

- Required Setbacks
- Accessory Structure presence



BUILDING TYPES

DETACHED RESIDENTIAL

DETACHED HOUSE

DETACHED URBAN

WALK-UP

WALK-UP APARTMENT

DUPLEX

ATTACHED RESIDENTIAL

SEMI-DETACHED HOUSE

ATTACHED HOUSE

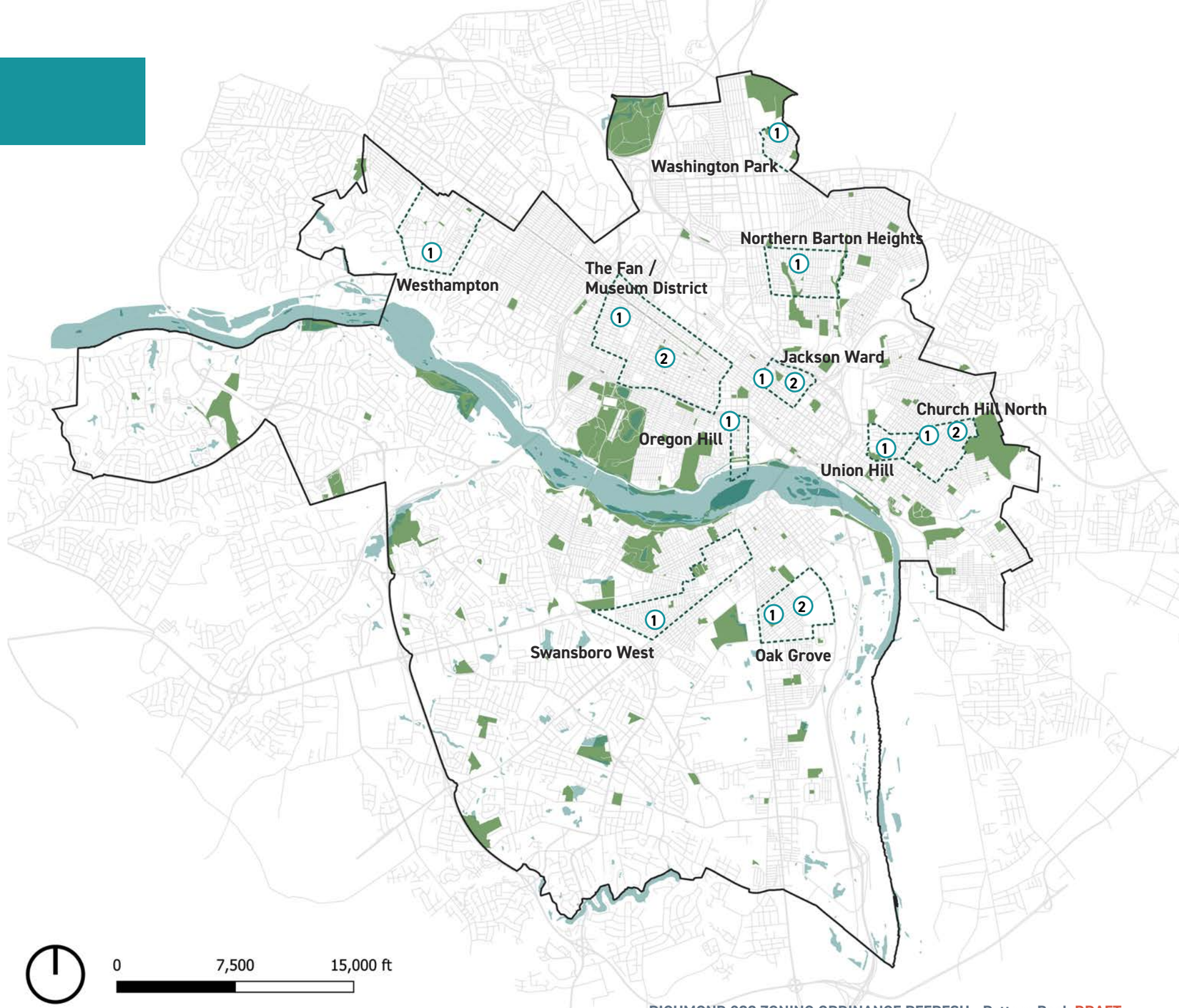
GENERAL COMMERCIAL

CIVIC

SHOPFRONT

BLOCK ANALYSIS

Blocks Analyzed	Blocks	Dominant Zoning
1. Jackson Ward	B1	R-6
	B2	R-6 / R-63
2. The Fan / Museum District	B1	R-6
	B2	R-6
3. Church Hill North	B1	R-6
	B2	R-5
4. Union Hill	B1	R-63
5. Oregon Hill	B1	R-7
6. Oak Grove	B1	R-5
	B2	R-5
7. Northern Barton Heights	B1	R-5
8. Swansboro West	B1	R-5
9. Westhampton	B1	R-4
10. Washington Park	B1	R-5



BLOCK ANALYSIS METHODOLOGY

Character and Frontage

Initial Walking Tour around selected neighborhoods. All findings in this category were then determined by examining Google Street View and Google Earth aerial imagery.

Main outcomes

- Building Type
- Frontage types
    - Semi-basements
- Rooflines
- Fenestrations

PROPERTY TYPE

Sigle, two or multi-family

+

Detached or Attached

Lot Dimensions

Refinement of the nonconformity analysis after adjusting each parcel's metrics according to the defined PROPERTY TYPE.

Findings were determined by GIS analysis, parcel-by-parcel measurements, the assessors data base, visual observations on satellite imagery and the LiDAR information in Google Earth for building heights.

Main outcomes

- Lot Size
- Lot Width
- Lot Coverage
- Building Height

Setbacks

Measurement of yards to show broad trends relative to zoning; measurements are not exact as they were taken using aerial imagery. Each parcel's metrics were adjusted for lots with substandards widths (R-4, R-5) and according to the defined PROPERTY TYPE (R-6, R-7, R-63).

Setbacks were measured using Google Earth aerial imagery and LiDAR information from the estimated edge of the principal structure to the given property line.

Main outcomes

- Front Setback
- Side Setbacks (left and right)
- Rear Setback
- Accessory Structure presence

Character and Frontage

Lot Dimensions

Setbacks

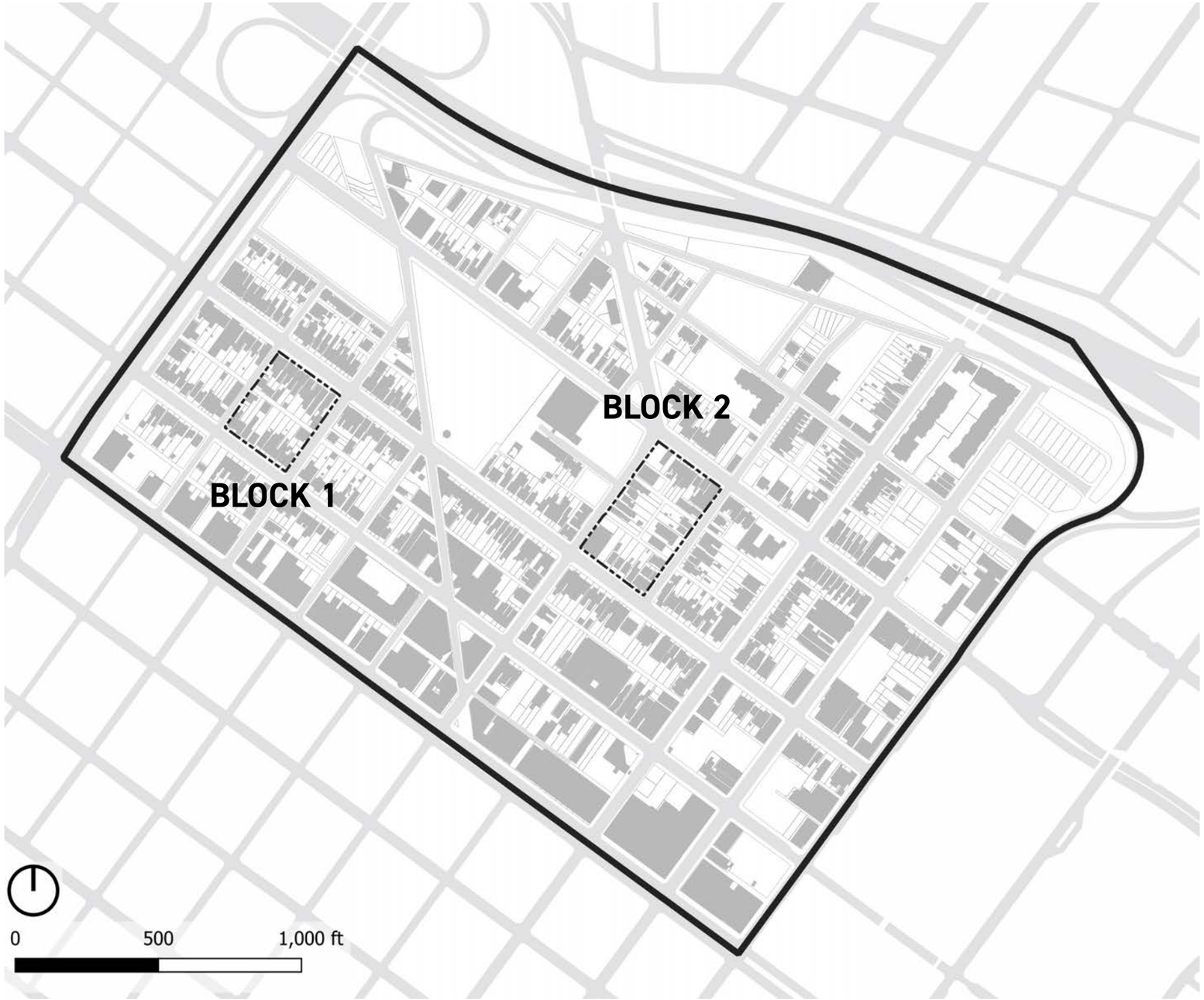
Circulations

Zoning District	Street	Bldg #	Building type adjusted	Building Frontage	Fence	Semi-basement	Fenestration	Roofline type	Property Type	Lot Size	Lot Width	Building Footprint Area	Lot Coverage	Building Height		Front Setback	Side Setback (Left)	Side Setback (Right)	Rear Setbacks	Accessory Structure	Topography	Alley Presence	On-site Parking	Parking Location	Parking Access
				type (porch, stairs, stairs+porch, balcony, stoop)	yes/no	yes/no	low / medium / high	flat/shed/ gable/hip/ mansard	type	sf	ft	sf	%	stories	feet*	ft	ft	ft	ft	yes/no	level (=), rising (+) or falling (-)	yes/no	yes/no	front/ rear/ side	Sreet/ Alley
R-6									SF / 2F / MF	SF min 5000 or 2200 2F min 6000	min 50 or 16		max 55%	#	max 35	min 15	min 3 / 5	min 3 / 5	min 5	yes					
	hall St	400	Detached Urban	stairs+porch		yes	low	shed	SFD	2,532	24	1,134	45%	2	29	16	0	0	50	no	=	yes	no		
		402	Detached Urban	porch	yes		medium	gable	2FD	2,817	24	1,297	46%	2	24	15	0	3	42	no	=	yes	no		
		404	Semi Detached House	porch	yes		medium	shed	2FA	3,655	24	1,400	38%	2	26	15	0	3	80	no	=	yes	yes	rear	alley
		406	Semi Detached House	porch	yes		medium	mansard	2FA	3,263	20	1,698	52%	2	26	18	1	0	70	no	=	yes	yes	rear	alley
		408	Walk-up	porch	yes		medium	flat	MF	3,741	22	1,425	38%	3	40	17	3	0	78	no	=	yes	yes	rear	alley
		408 1/2	Detached Urban	porch	yes		medium	flat	2FD	3,466	22	1,404	41%	2	27	17	0	0	81	no	=	yes	yes	rear	alley
		400	Detached Urban	stairs+porch		yes	low	shed	SFD	2,532	24	1,134	45%	2	29	16	0	0	50	no	=	yes	no		
		402	Detached Urban	porch	yes		medium	gable	2FD	2,817	24	1,297	46%	2	24	15	0	3	42	no	=	yes	no		
		404	Semi Detached House	porch	yes		medium	shed	2FA	3,655	24	1,400	38%	2	26	15	0	3	80	no	=	yes	yes	rear	alley
		406	Semi Detached House	porch	yes		medium	mansard	2FA	3,263	20	1,698	52%	2	26	18	1	0	70	no	=	yes	yes	rear	alley
Jackson Ward -	N Henry St	405	Semi Detached House	porch			medium	flat	SFA	765	24	456	60%	2	24	0	5	0	0	no	=	yes	no		
		407	Semi Detached House	porch			medium	flat	SFA	735	24	456	62%	2	24	0	0	5	0	no	=	yes	no		
		409	Semi Detached House	porch			medium	flat	SFA	831	22	456	55%	2	24	0	10	0	0	no	=	no	no		
R-6	W Clay St	401	Detached Urban	porch	yes		medium	mansard	2FD	5,393	32	3,243	60%	2	27	14	9	0	0	yes	=	no	no		
		403	Detached Urban	porch	no		medium	shed or flat	SFD	4,231	28	2,260	53%	2	27	14	3	0	56	no	=	yes	yes	rear	alley
		405	Detached Urban	porch	yes		medium	shed or flat	SFA	4,387	30	2,359	54%	2	27	14	3	0	56	no	=	yes	yes	rear	alley
		407	Detached Urban	stairs+stoop		yes	medium	shed or flat	MF	4,976	30	2,071	42%	2	30	14	0	3	60	no	=	yes	yes	rear	alley
		409	Detached Urban	stoop+bay window	yes		medium	shed or flat	SFD	3,203	21	1,947	61%	2	26	14	0	0	0	yes	=	yes	yes	rear	alley
		411	Detached Urban	stoop+bay window	yes		medium	shed or flat	SFD	3,036	22	1,430	47%	2	26	14	3	0	60	no	=	yes	yes	rear	alley
		413	Detached Urban	porch	yes		medium	shed or flat	SFD	3,604	22	2,389	66%	2	26	14	3	0	0	yes	=	yes	yes	rear	alley
		415	Detached Urban	porch+balcony			medium	shed or flat	SFD	2,919	22	2,015	69%	2	26	14	3	0	0	yes	=	yes	yes	rear	alley
		417	Detached Urban	stoop			medium	shed or flat	SFA	2,853	22	1,625	57%	2	26	14	3	0	64	no	=	yes	yes	rear	alley
		419	Detached Urban	stairs		yes	medium	shed or flat	SFA	3,147	33	1,834	58%	2	30	14	0	3	0	yes	=	no	yes	side	street
	N Monroe St	410	Civic	stairs		yes	low	flat	church	2,641	62	1,658	63%	1	22	0	0	3	5	no	=	yes	no		
		412	Shopfront	shopfront			low	mansard						1	17						=	yes	yes	front	street

0 Manually adjusted side setback for the attached portion of a building or rear setback for allowed accessory structures.

Gradient from conforming (green) to nonconforming (red), illustrating broad trends relative to zoning.

1. JACKSON WARD



1. Jackson Ward Block 1

HISTORICAL CONTEXT

YEAR BUILT

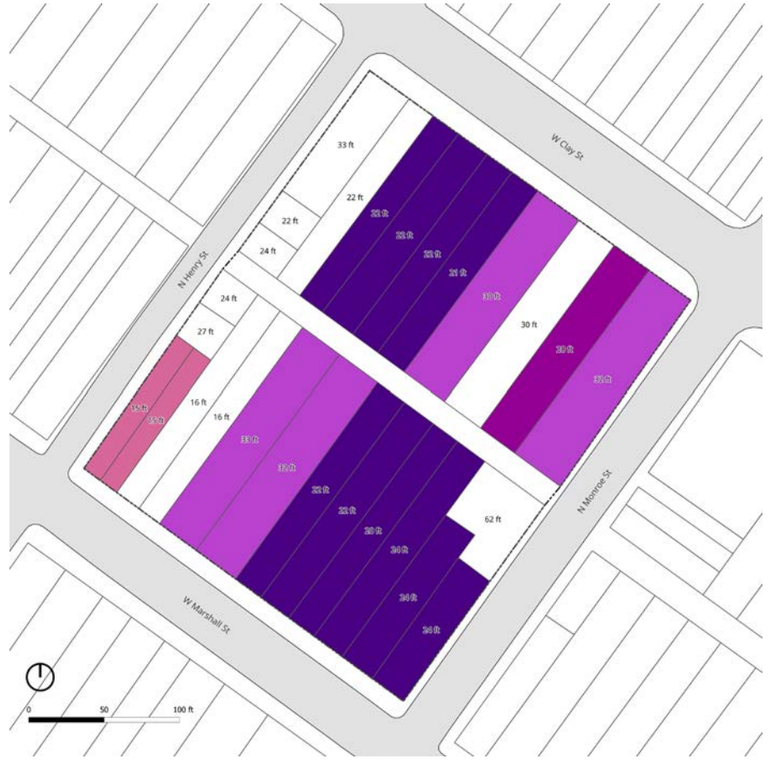
- 0 - 1900
- 1900 - 1920
- 1920 - 1950
- 1950 - 1980
- 1980 - 2023

LOT SIZE

LOT SIZE DEGREE OF NONCONFORMITY

- Up to 5%
- 5% - 10%
- 10% - 20%
- 20% - 30%
- 30% - 40% Below Minimum Size
- 40% - 50% Below Minimum Size
- 50% - 75% Below Minimum Size
- 75% - 100% Below Minimum Size

LOT WIDTH



LOT WIDTH DEGREE OF NONCONFORMITY

- Up to 5%
- 5% - 10%
- 10% - 20%
- 20% - 30%
- 30% - 40% Below Minimum Width
- 40% - 50% Below Minimum Width
- 50% - 75% Below Minimum Width
- 75% - 100% Below Minimum Width

1. Jackson Ward Block 1

SETBACKS ANALYSIS

LEGEND

Required Setback*

Existing Building Footprint

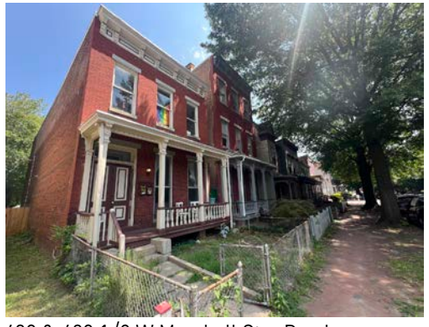
* Required setbacks range between 3-5 ft depending on both form (attached vs detached) and use intensity (single or two-family). Attached buildings due to their form don't require a side yard on their attached side(s).

The diagram represents the range of setbacks and is not accounting for zero setback on attached buildings. Diagram is for reference only.

1. Jackson Ward Block 1

CHARACTER

407 W Clay St - Semi basement



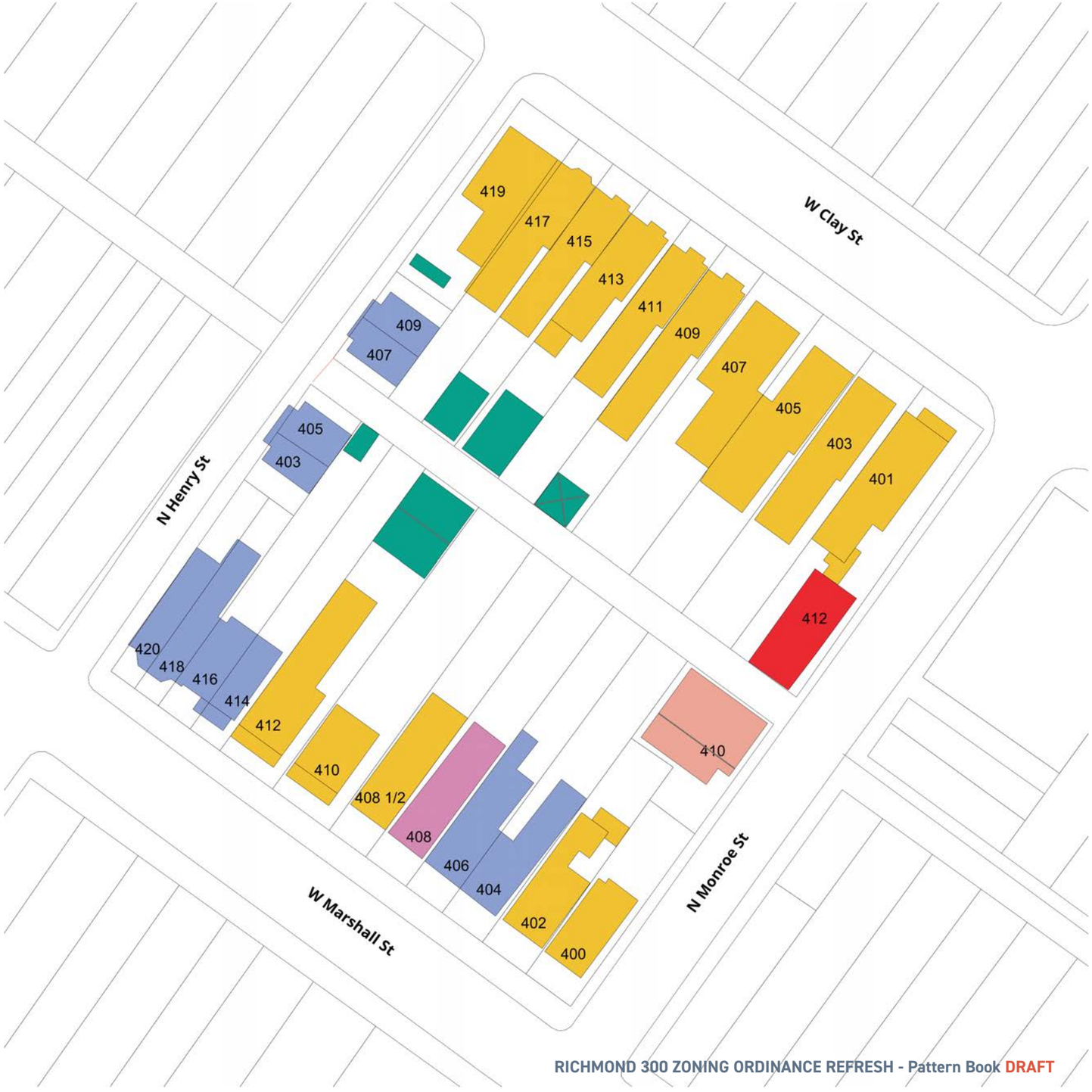
408 & 408 1/2 W Marshall St - Porch

407/409 N Henry St - Porch

410 N Monroe St

BUILDING TYPE

- Detached Urban
- Detached House
- Semi-Detached House
- Attached House
- Walk-Up
- Walk-Up Apartment
- Duplex
- General Commercial
- Shopfront
- Civic
- Accessory Structure



1. Jackson Ward Block 1

				1. Character/Frontage							2. Lot Dimensions and Density						3. Setbacks					4. Circulation/Service				
				Building type adjusted	Building Frontage	Fence	Semi-basement	Fenestration	Roofline type	Property Type	Lot Size	Lot Width	Building Footprint Area	Lot Coverage	Building Height		Front Setback	Side Setback (Left)	Side Setback (Right)	Rear Setbacks	Accessory Structure	Topography	Alley Presence	On-site Parking	Parking Location	Parking Access
	Zoning District	Street	Bldg #		type (porch, stairs, stairs+porch, balcony, stoop)	yes/no	yes/no	low / medium / high	flat/shed/ gable/hip/ mansard	type	sf	ft	sf	%	stories	feet*	ft	ft	ft	ft	yes/no	level (=), rising (+) or falling (-)	yes/no	yes/no	front/ rear/ side	Sreet/ Alley
	R-6									SF / 2F / MF	SF min 5000 or 2200 2F min 6000	min 50 or 16		max 55%	#	max 35	min 15	min 3 / 5	min 3 / 5	min 5	yes					
Jackson Ward - Block 1	R-6	W Marshall St	400	Detached Urban	stairs+porch		yes	low	shed	SFD	2,532	24	1,134	45%	2	29	16	0	0	50	no	=	yes	no		
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			412	Detached Urban	stairs+porch	yes	yes	medium	shed	2FD	4,855	33	2,757	57%	2	29	17	1	6	0	yes	=	yes	yes	rear	alley
			414	Semi Detached House	stairs+porch	yes	yes	medium	flat	SFA	2,858	16	850	30%	2	26	17	0	1	100	no	=	yes	yes	rear	alley
			416	Semi Detached House	stairs+porch	yes	yes	medium	flat	SFA	2,935	16	888	30%	2	26	17	0	0	0	yes	=	yes	yes	rear	alley
			418	Semi Detached House	stoop	yes		medium	flat	SFA	1,482	15	874	59%	2	26	17	0	0	98	no	=	yes	yes	rear	alley
			420	Semi Detached House	stoop	yes		medium	flat	SFA	1,489	15	843	57%	2	26	17	0	0	35	no	=	yes	yes	rear	alley
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			405	Semi Detached House	porch			medium	flat	SFA	765	24	456	60%	2	24	0	5	0	0	no	=	yes	no		
			407	Semi Detached House	porch			medium	flat	SFA	735	24	456	62%	2	24	0	0	5	0	no	=	yes	no		
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			419	Detached Urban	stairs		yes	medium	shed or flat	SFA	3,147	33	1,834	58%	2	30	14	0	3	0	yes	=	no	yes	side	street
		N Monroe St	410	Civic	stairs		yes	low	flat	church	2,641	62	1,658	63%	1	22	0	0	3	5	no	=	yes	no		
			412	Shopfront	shopfront			low	mansard						1	17						=	yes	yes	front	street

0 Manually adjusted side setback for the attached portion of a building or rear setback for allowed accessory structures.

Gradient from conforming (green) to nonconforming (red), illustrating broad trends relative to zoning.

BLOCK ANALYSIS MAIN TAKEAWAYS

There are **Lot Sizes** and/or **Lot Widths** that are substandard across all zoning districts.

01. All studied blocks have substandard lot sizes and lot widths.

02. Many nonconforming parcels have a relative correlation between having a substandard lot size and lot width.

R-4: The block analyzed in Westhampton had several lots with a width of 40 ft (below the minimum required of 60ft). The narrower lot widths also mean narrower side setbacks per the current zoning.

R-5: The blocks analyzed in Oak Grove and Northern Barton Heights had a considerable number of parcels below the minimum required lot size and lot width. The parcels with narrower lot widths were considered to adjust their required side setbacks per the current zoning.

R-6, R-7, R-63: After adjusting the property types according to their form and number of units, there was a slight reduction of nonconformities from the neighborhood scale (which was done considering all parcels as single-family detached). Nonetheless, many parcels in the studied blocks were still substandard.

LOT SIZE

R-4 min 7500
TCWH B1
13,095
7,628
8,025
7,294
7,844
9,544
13,108
13,870
12,822
7,630
12,864
14,220
7,737
9,788
9,265
13,346
13,145
7,509
9,958
9,321
6,698
5,897
13,408

R-5 min 6000					
CHN B2	OKGR B1	OKGR B2	NBHG B1	SWBW B1	WSHP B1
8,497	4,647	4,470	4,514	6,265	3,288
6,549	5,938	3,868	4,725	8,115	2,828
6,146	6,282	3,930	4,520	7,225	8,224
6,564	6,395	3,957	6,494	12,531	6,190
6,192	4,192	3,991	5,506	6,917	8,764
6,632	5,184	4,004	4,573	6,379	2,915
6,109	5,363	3,991	5,459	5,608	3,948
5,395	9,645	3,855	5,083	9,408	6,613
7,379	5,963	3,930	6,944	7,761	5,750
6,015	6,022	3,856	6,598	4,018	8,625
6,547	6,694	3,924	6,845	3,593	5,750
8,584	4,917	4,004	7,279	5,742	5,750
5,672	4,805	3,863	5,344	5,815	5,750
5,734	5,110	4,005	5,135	8,559	10,350
6,052	14,255	3,911	5,585	5,816	7,475
8,536		3,993	6,068	6,412	5,750
5,887		4,154	5,538	6,195	3,365
8,284		4,510	4,513	5,997	2,950
3,558		4,551	4,200	7,134	5,811
3,137		4,612	4,218	10,930	4,718
5,659		4,705	4,355	4,530	6,103
5,651		4,651	5,277	6,483	6,181
6,105		4,382	5,325	4,512	6,561
		4,570	6,214	5,777	6,612
		5,094	7,554	6,127	8,625
		5,070		7,356	11,500
		4,984		10,820	8,625
		4,936		7,837	5,750
		4,996		4,307	7,475
		5,111		4,176	13,225
		5,247		133	5,742
					5,953
					5,710
					5,266
					6,276

R-6 SF min 5000 or 2200 2F min 6000				
JKWD B1	JKWD B2	FANMD B1	FANMD B2	CHN B1
2,532	4,476	3,690	3,000	3,525
2,817	2,575	3,075	3,000	3,167
3,655	3,123	3,075	3,600	3,236
3,263	2,238	3,075	3,670	3,496
3,741	2,343	3,075	3,600	2,980
3,466	2,059	3,075	5,233	3,541
5,118	2,030	3,075	5,391	3,249
4,855	1,225	3,075	2,801	3,416
2,858	1,330	3,075	2,703	7,683
2,935	1,649	3,075	2,702	3,915
1,482	5,437	3,075	2,689	2,762
1,489	2,149	3,075	2,969	2,750
771	2,340	3,075	3,754	2,416
765	2,235	3,075	2,359	3,853
735	4,045	3,075	2,359	4,199
831	3,842	3,075	2,624	3,760
5,393	4,011	3,075	2,624	3,705
4,231	2,318	3,075	3,899	3,890
4,387	2,209	1,793	7,538	3,058
4,976	5,091	1,569	4,549	3,115
3,203	2,071	6,077	4,722	3,325
3,036	2,108	5,505	7,083	2,690
3,604	2,181	2,188	4,529	2,833
2,919	4,002	4,465	3,227	3,156
2,853	4,635	1,268	3,249	2,874
3,147	3,559	3,774	3,704	6,426
2,641	4,268	3,654	3,899	
	4,237	3,757	223	
	7,121	3,654	2,609	
	1,130	3,696	2,609	
	1,260	3,696	2,782	
	4,130	3,654	2,761	
	7,270	3,380	1,635	
	3,593	3,150		
	4,297	3,150		
	2,771	3,320		
		7,475		
		7,475		
		3,576		
		3,053		
		3,122		
		3,362		
		2,160		

R-7 SF min 3600 or 2200 2F min 4400
ORGH B1
1,355
1,350
4,135
4,119
1,849
1,845
3,137
2,720
2,713
4,934
2,089
2,084
2,080
2,812
1,870
3,731
2,412
1,951
1,948
2,024
1,495
1,435
988
990
1,208
2,286
1,889
2,063
4,181
3,894
2,360
2,097
3,016
982
2,626
2,760
2,756
4,126
4,117
2,808
5,398
1,841
1,823
2,290
1,364
1,086
1,079

R-63 SF min 3000 or 2200 2F min 3200 or 2600 MF min 4000	
JKWD B2	UNHL B1
4,476	2,095
2,575	2,171
3,123	1,991
2,238	1,950
2,343	1,999
2,059	1,876
2,030	2,279
1,225	2,938
1,330	3,739
1,649	3,670
5,437	3,305
5,091	5,209
2,771	5,452
	4,426
	2,316
	2,683
	3,380
	1,669
	1,719
	1,687
	1,805
	2,162
	2,790
	3,795
	3,613
	2,888
	2,790
	2,728
	1,295
	1,322
	2,739
	2,642
	2,322
	3,837
	4,229

LOT WIDTH

R-4 min 60 ft
TCWH B1
70
40
40
40
50
70
70
63
70
70
70
60
130
80
70
70
40
52
52
70
79
190

R-5 min 50 ft					
CHN B2	OKGR B1	OKGR B2	NBHG B1	SWBW B1	WSHP B1
66	33	40	33	42	30
48	41	39	33	50	25
48	41	39	33	51	75
48	49	39	50	107	50
48	33	39	37	55	75
48	33	39	37	50	25
48	33	39	37	45	32
40	66	39	37	75	57
56	41	39	50	60	50
47	41	39	50	30	75
47	49	39	50	30	50
66	33	39	50	45	50
44	33	39	40	45	50
44	33	39	40	70	90
44	99	39	40	50	65
66		39	43	63	50
44		40	39	64	30
66		42	30	56	25
29		45	30	65	50
22		45	30	94	42
44		45	30	34	52
44		45	40	50	55
132		45	38	40	57
		45	46	45	58
		50	60	45	75
		50		60	100
		50		90	75
		50		60	50
		50		35	65
		50		30	115
		52		12	50
					47
					50
					45
					54

R-6 min 50 or 16 ft				
JKWD B1	JKWD B2	FANMD B1	FANMD B2	CHN B1
24	31	30	25	25
24	15	25	25	23
24	15	25	30	23
20	30	25	30	25
22	30	25	30	25
22	30	25	30	24
32	16	25	30	24
33	15	25	22	28
16	20	25	21	58
16	20	25	21	30
15	20	25	21	20
15	30	25	23	21
27	30	25	30	20
24	25	25	20	30
24	29	25	20	31
22	27	25	21	29
32	70	25	21	27
28	17	25	30	32
30	21	40	58	23
30	30	40	35	23
21	60	158	36	20
22	30	24	43	19
22	30	24	31	19
22		47	24	24
22		33	25	19
33		59	28	48
62		29	30	
		30	11	
		29	19	
		30	19	
		30	25	
		29	25	
		26	30	
		24		
		24		
		25		
		57		
		57		
		96		
		55		
		56		
		44		
		58		

R-7 min 18, 30, 36 or 42 ft
ORGH B1
15
15
30
30
13
13
23
20
20
37
15
15
15
21
14
28
18
14
14
15
15
14
33
30
37
22
18
19
30
28
17
15
21
7
19
20
20
30
30
20
39
13
13
33
43
18
18

R-63 min 25, 16, 27, or 20 ft	
JKWD B2	UNHL B1
42	21
25	22
30	23
16	22
16	20
14	19
14	19
15	67
15	22
21	22
66	22
48	33
30	36
	29
	16
	16
	36
	17
	17
	17
	17
	23
	28
	23
	21
	21
	17
	16
	17
	13
	32
	18
	15
	22
	25

0 Manually adjusted side setback for the attached portion of a building or rear setback for allowed accessory structures.

Gradient from conforming (green) to nonconforming (red), illustrating broad trends relative to zoning.

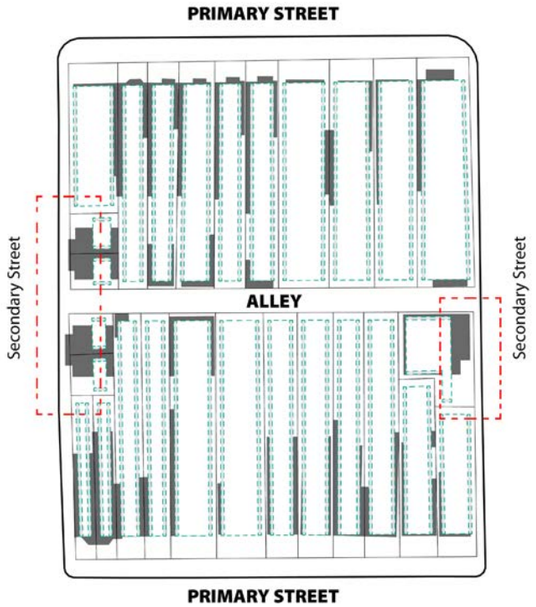
BLOCK ANALYSIS MAIN TAKEAWAYS

Front Setbacks were within or near the district's minimum requirement* for most analyzed blocks.

01. The front placement of most buildings in the analyzed blocks was within the minimum front setback requirement or close to it.

02. In many cases, primarily in the traditional older neighborhoods, the parcels fronting "secondary streets" where alleys intersect (see diagram) tend to have non-conforming front setbacks, especially on small parcels.

* R-63 district has a front setback maximum.



BLOCK ANALYSIS MAIN TAKEAWAYS

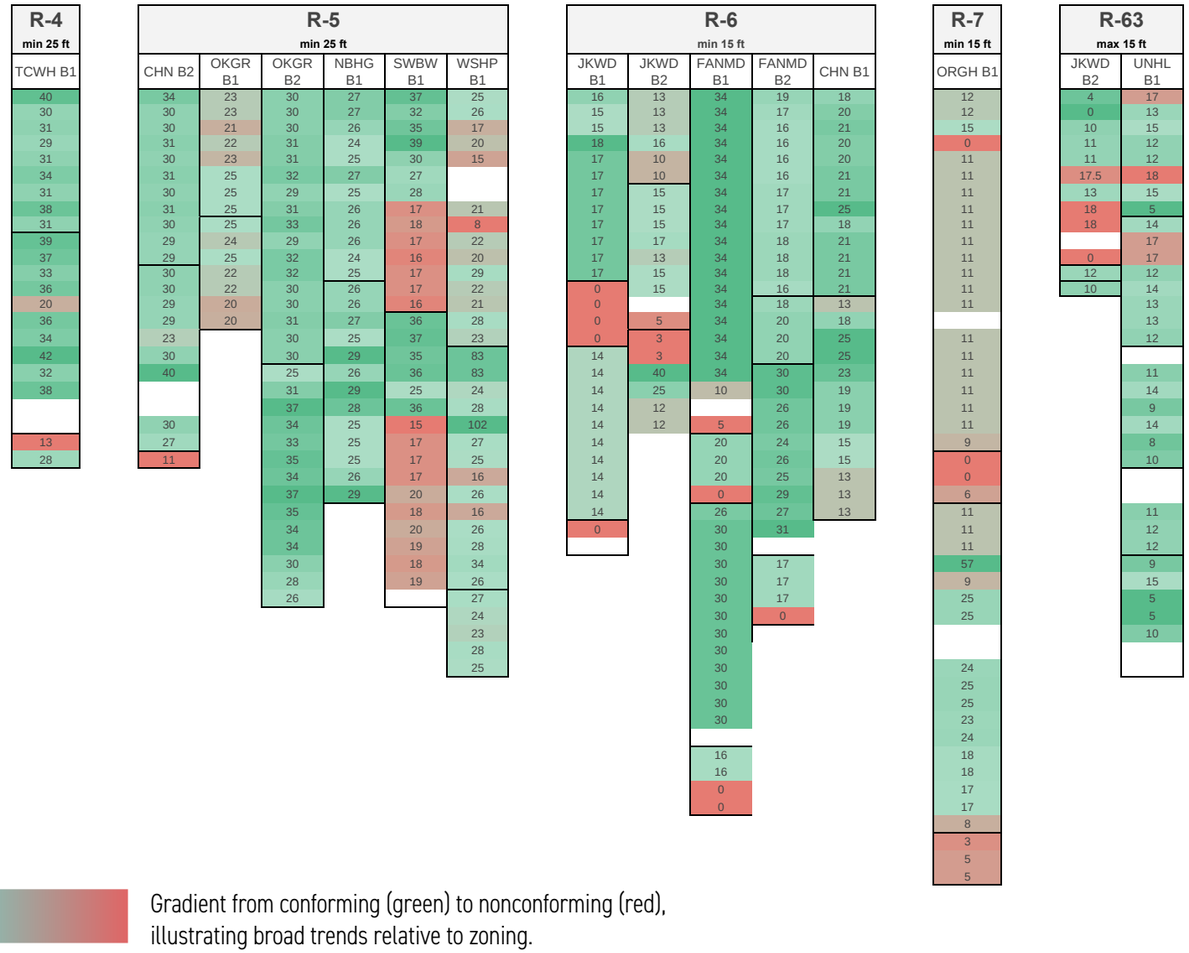
Front Setbacks were within or near the district's minimum requirement* for most analyzed blocks.

R-5: Some parcels in Oak Grove and Washington Park have buildings outside the 25-foot setback minimum. Swansboro West had mixed results, with around half of the analyzed parcels being significantly closer to the street than the minimum setback requirement.

R-6: Neighborhoods like Jackson Ward, Museum District, and The Fan, although they have a diverse collection of building forms, most parcels stay close to or within the 15-foot front setback requirement.

R-7: Oregon Hill's attached buildings tend to be closer to the street than the 15-foot setback requirement. General Commercial buildings are normally placed right at the lot line.

* R-63 district has a front setback maximum.



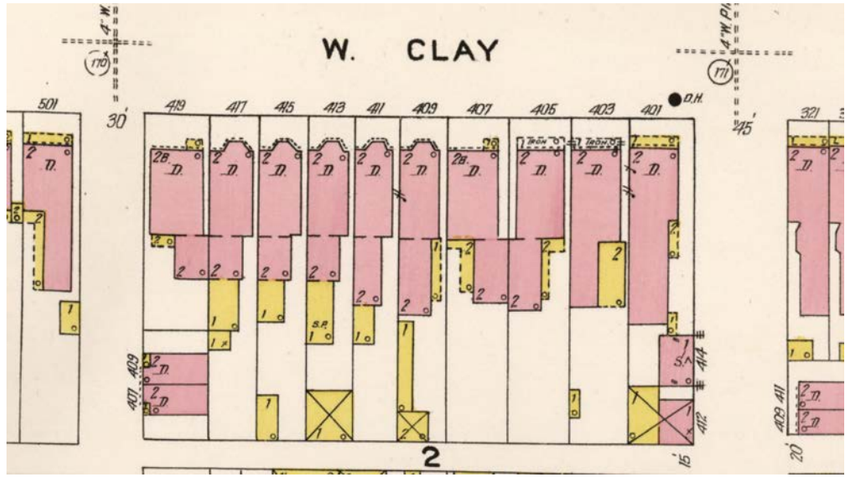
Gradient from conforming (green) to nonconforming (red), illustrating broad trends relative to zoning.

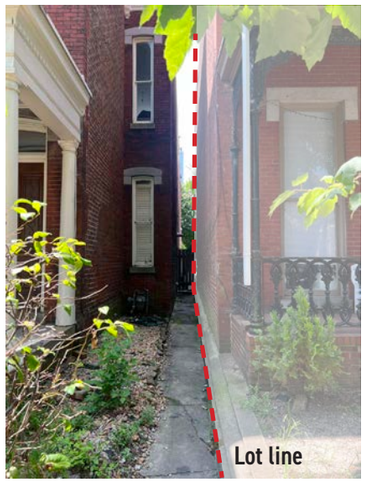
BLOCK ANALYSIS MAIN TAKEAWAYS

Side setbacks minimums are frequently infringed across the analyzed blocks, especially in older traditional neighborhoods.

01. Across the different analyzed blocks, it was common to see parcels with principal or accessory buildings placed closer to the side parcel lines than required.

02. The building patterns in historical neighborhoods is particularly misaligned with the required side setbacks, with great amount of buildings being built right at the lot line. This is true even for detached building, which in many cases are built with only one side yard with the building being placed right at the other property line.





R-4: The block in Westhampton had some parcels with buildings closer to the side lot line than required. New larger residential buildings tend to maximize the potential buildout with the principal or an accessory structure being placed closer to side lot lines.

R-5: The prevalence of substandard lot widths required frequent adjustments to the required side yard. This was most common in many parcels in Oak Grove, Washington Park and Swansboro West. The block analyzed in Northern Barton Heights had more similitudes with neighboring R-6 blocks a few streets down.

R-6, R-7, R-63: As mentioned, in historical neighborhoods like Jackson Ward, Museum District, The Fan, Church Hill North, Oregon Hil, and Union Hill it is common to find buildings sitting right at the side lot line. These neighborhoods also have a significant amount of semi-detached and attached buildings, occupying long sections of the block. In some cases it was impossible to determine the lot that owned the side yard.

This snapshot of the Sanborn map for Jackson Ward and adjacent photo of that area show the pattern of detached buildings having only one side yard and sitting at zero lot line on the other side.

SIDE SETBACKS

R-4

min 6 ft*

TCWH B1	
6	6
1	6
4	5
10	3
3	2
7	4
19	26
9	7
15	4
26	16
14	11
9	17
6	7
4	8
34	32
23	1
3	6
3	5
4	7
11	36
51	45

R-5

min 5 ft*

CHN B2		OKGR B1		OKGR B2		NBHG B1		SWBW B1		WSHP B1	
6	13	0	2	2	9	6	5	5	16	4	6
8	5	5	3	5	3	5	3	1	6	10	4
13	7	9	3	7	4	6	5	4	3	8	8
9	12	14	2	6	3	2	6	60	6	4	14
10	7	2	3	4	4	4	3	10	12	5	0
11	1	2	6.5	9	4	4	3.5	10	9		
5	7	6.5	10	5	4	4	4	4	6		
5	12	14	18	6	4	4	3.5	26	5	9	21
10	8	4	0	4	6	3	9	19	20	28	0
3	6	8	8	5	4	2	12	2	5	32	9
13	5	1	7	5	6	7	3	3	6	6	13
7	15	3	1	4	5	0	12	12	4	6	6
5	7	3	4	5	6	4	4	9	11	12	9
8	8	5	5	6	5	4	4	33	7	6	7
5	8	8	2	5	5	4	4.5	3	4	9	32
18	20			5	6	4	4.5	5	6	4	5
9	9			7	5	3	3	5	6	8	0
9	5			9	5	4	2	6	7	0	0
				11	5	4	2	5	15	2	4
				10	6	4	2	11	38	4	1
5	9			6	6	3	1	6	4	7	21
6	5			11	6	7	6	5	6	7	8
28	63			9	5	6	5	6	10	8	18
				10	5	8	5	7	8	3	8
				5	14	15	15	23	3	9	7
				5	14			15	10	5	23
				6	5			8	16	31	8
				6	12			22	12	11	15
				6	5			6	3	3	5
				6	13			6	3	36	20
				6	8					15	5
										10	12
										26	2
										3	11
										5	24

R-6

min 3 or 5 ft

JKWD B1		JKWD B2		FANMD B1		FANMD B2		CHN B1	
0	0	0	0	0	3	0	0	0	10
0	3	2	4	0-3	0-3	0	0	3	3
0	3	0	4	0-3	0-3	0	11	3	3
1	0	1	6	0-3	0-3	8	1	6	3
3	0	0	1	0-3	0-3	1	3	3	6
0	0	0	0	0-3	0-3	3	0	4	4
0	7	0	0	0-3	0-3	3	0	3	3
1	6	0	0	0-3	0-3	0	0	5	5
0	1	0	0	0-3	0-3	0	0	5	7
0	0	4	3	0-3	0-3	0	0	0	9
0	0	2.5	5	0-3	0-3	0	0	3	0
0	0	0	2.5	0-3	0-3	0	0	0	3
0	15	0	5	0-3	0-3	0	0	8	0
5	0			0-3	0-3	0	0	3	4
0	5	0	0	0-3	0-3	3	0	5	1
10	0	4	0	0-3	0-3	0	3	8	0
9	0	0	0	0-3	0-3	3	0	0	5
3	0	5	0	0-3	0-3	5	5	7	3
3	0	13	9	0	0	0	26	3	0
0	3	6	2			3	3	0	3
0	0	4	4	159	12	0	3	3	3
3	0			0	7	5	0	3	0
3	0			12	0	1	5	0	3
3	0			14	9	3	1	3	3
3	0			3	3	1	3	3	3
0	3			3	8	0	1	3	7
0	3			0	3	0	0		
				0	0				
				0	0	0	0		
				0	0-3	0	0		
				0-3	0	1	0		
				0-3	0	0	0		
				0	0-3				
				0-3	0				
				0	0-3				
				0-3	0				
				28	0-3				
				2	18				
				3	3				
				3	6				
				0	3				
				0	0				

R-7

min 3 or 5 ft

ORGH B1	
0	0
0	0
5	3
5	0
0	0
0	0
2	3
3	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	3
0	0
0	0
0	0
0	0
0	0
0	6
4	0
6	8
0	0
0	0
0	3
3	10
4	0
3	0
0	0
4	0
3	0
0	3
4	4
4	3
2	2
0	3
0	0
0	0
3	3
22	4
6	0
0	6

R-63

min 3 or 5 ft

JKWD B2		UNHL B1	
0	1	0	0
1	0	0	3
2	2.5	3	0
2.5	0	0	3
0	0	3	0
0	0	0	0
0	0	0	5
0	0	21	9
		3	5
0	45	0	3
0	0	3	3
2	0	3	3
		0	3
		0	3
		0	0
		17	0
		0	3
		3	0
		0	3
		3	3
		3	0
		16	1
		1	0
		0	5
		0	0
		0	0
		0	0
		0	4

0 Manually adjusted side setback for the attached portion of a building or rear setback for allowed accessory structures.

Gradient from conforming (green) to nonconforming (red), illustrating broad trends relative to zoning.

BLOCK ANALYSIS MAIN TAKEAWAYS

Rear setbacks minimums are occasionally infringed across the analyzed blocks with accessory structures.

01. The majority of the few occasions rear yard minimums were infringed was because accessory structures like garages and sheds were within five feet of an alley.

02. It is common to find parcels in the R-6 districts with accessory structures at the zero rear lot line, which is allowed per the current zoning.

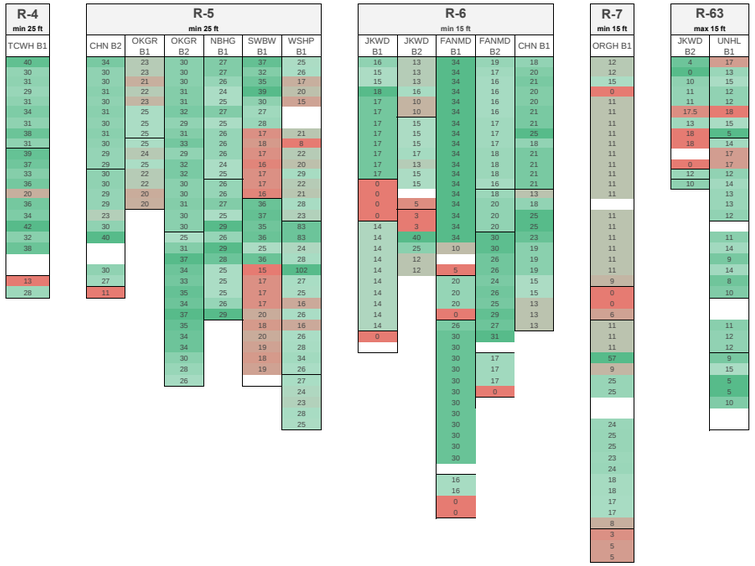
03. Parcels fronting "secondary streets" where alleys intersect, especially on small parcels, also have non-conforming rear setbacks with buildings placed closer to or right at the rear lot line.

0 Manually adjusted side setback for the attached portion of a building or rear setback for allowed accessory structures.

Gradient from conforming (green) to nonconforming (red), illustrating broad trends relative to zoning.

SETBACKS SUMMARY

FRONT SETBACKS



REAR SETBACKS

SIDE SETBACKS

0 Manually adjusted side setback for the attached portion of a building or rear setback for allowed accessory structures.

Gradient from conforming (green) to nonconforming (red), illustrating broad trends relative to zoning.

BLOCK ANALYSIS MAIN TAKEAWAYS

The **Property Type** has a drastic influence in the conformity of parcels in the R-6, R-7, and R-63 in historical neighborhoods.

01. The current zoning has different requirements for parcels depending if they are single or two-family, and detached or attached, with two-family structures requiring larger and wider lots. This is particularly an issue for single-family structures that became two-family, or two attached buildings whose parcels got merged into one.

02. The difference between being conforming or not sometimes goes down to having a shared sidewall or not.

Comparison of the degree of nonconformity for the same Jackson Ward Block 01 parcels depending on their defined property types.

Actual Property Types

					2. Lot Dimensions and Density					
				Property Type	Lot Size	Lot Width	Building Footprint Area	Lot Coverage	Building Height	
Zoning District	Street	Bldg #		type	sf	ft	sf	%	stories	feet*
R-6				SF / 2F / MF	SF min 5000 or 2200 2F min 6000	min 50 or 16		max 55%	#	max 35
Jackson Ward - Block 1	R-6	W Marshall St	400	SFD	2,532	24	1,134	45%	2	29
			402	2FD	2,817	24	1,297	46%	2	24
			404	2FA	3,655	24	1,400	38%	2	26
			406	2FA	3,263	20	1,698	52%	2	26
			408	MF	3,741	22	1,425	38%	3	40
			408 1/2	2FD	3,466	22	1,404	41%	2	27
			410	SFD	5,118	32	978	19%	2	30
			412	2FD	4,855	33	2,757	57%	2	29
			414	SFA	2,858	16	850	30%	2	26
			416	SFA	2,935	16	888	30%	2	26
			418	SFA	1,482	15	874	59%	2	26
			420	SFA	1,489	15	843	57%	2	26

All parcels as Detached Single-Family

					2. Lot Dimensions and Density					
				Property Type	Lot Size	Lot Width	Building Footprint Area	Lot Coverage	Building Height	
Zoning District	Street	Bldg #		type	sf	ft	sf	%	stories	feet*
R-6				SF / 2F / MF	SF min 5000 or 2200 2F min 6000	min 50 or 16		max 55%	#	max 35
Jackson Ward - Block 1	R-6	W Marshall St	400	SFD	2,532	24	1,134	45%	2	29
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			408	SFD	3,741	22	1,425	38%	3	40
			408 1/2	SFD	3,466	22	1,404	41%	2	27
			410	SFD	5,118	32	978	19%	2	30
			412	SFD	4,855	33	2,757	57%	2	29
			414	SFD	2,858	16	850	30%	2	26
			416	SFD	2,935	16	888	30%	2	26
			418	SFD	1,482	15	874	59%	2	26
			420	SFD	1,489	15	843	57%	2	26

All parcels as Attached Single-Family

					2. Lot Dimensions and Density					
				Property Type	Lot Size	Lot Width	Building Footprint Area	Lot Coverage	Building Height	
Zoning District	Street	Bldg #		type	sf	ft	sf	%	stories	feet*
R-6				SF / 2F / MF	SF min 5000 or 2200 2F min 6000	min 50 or 16		max 55%	#	max 35
Jackson Ward - Block 1	R-6	W Marshall St	400	SFA	2,532	24	1,134	45%	2	29
			402	SFA	2,817	24	1,297	46%	2	24
			404	SFA	3,655	24	1,400	38%	2	26
			406	SFA	3,263	20	1,698	52%	2	26
			408	SFA	3,741	22	1,425	38%	3	40
			408 1/2	SFA	3,466	22	1,404	41%	2	27
			410	SFA	5,118	32	978	19%	2	30
			412	SFA	4,855	33	2,757	57%	2	29
			414	SFA	2,858	16	850	30%	2	26
			416	SFA	2,935	16	888	30%	2	26
			418	SFA	1,482	15	874	59%	2	26
			420	SFA	1,489	15	843	57%	2	26

BUILDING TYPES - DETACHED RESIDENTIAL

DETACHED HOUSE:

A freestanding residential building set back from its neighbors and set back from the street by a front yard. Detached houses typically front the street with a single primary stoop or porch, even if multiple entrances exist. Most detached houses contain one primary dwelling, but additional units have been retrofitted in some cases. Some detached houses may also contain an accessory dwelling in their basement, attic, or rear.




Photos by Carlos Sainz Caccia

DETACHED URBAN:

A freestanding residential building, similar to detached houses that holds a more urban form, with typically narrower buildings that go deeper into the parcel, sit closer to the street, and have significantly narrow side setbacks (sometimes, buildings sit right at the property line). Detached Urban houses typically front the street with porches or covered stoops. Most detached urban houses were built to contain one primary dwelling unit, but it is common to find structures split into two or sometimes three dwelling units. In some cases, the ground floor is elevated half a floor, creating a habitable basement space frequently converted into an additional dwelling unit.




Photos by Carlos Sainz Caccia

BUILDING TYPES - ATTACHED RESIDENTIAL

SEMI-DETACHED HOUSE:

A residential building similar to the Detached houses types, but with one of the sides of the building attached to its neighbor, separated by a common sidewall, and sitting in two separate parcels. Typically, these buildings share a common architectural style and materials with their attached neighbor, making them look like a single building split by two different parcels. Semi-detached houses can contain one or two dwelling units. In some cases, the two parcels have been combined, technically changing the semi-detached type designation.




ATTACHED HOUSE:

A residential building that is attached to neighboring structures on both sides, separated by a common sidewall. Although each building sits in individual parcels, they produce a continuously built front to the street. Typically, these buildings share a common architectural style and materials with their attached neighbors. Attached houses can contain one or multiple dwelling units. Sometimes, parcels have been combined, technically changing the attached type designation.unit.





BUILDING TYPES - MULTIFAMILY

WALK-UP:

A freestanding multi-story building typically containing three to 12 dwelling units, with units stacked on top of one another like apartments. They typically front the street with one primary entrance but may have secondary entrances and multiple porches or balconies. In Richmond, walk-ups are typically two or three stories tall and similar in scale and massing to surrounding detached houses. These buildings were designed as multifamily structures but may present like large single-family homes, distinguishing this typology from retrofitted detached houses/detached urban.

Photo by Carlos Sainz Caccia

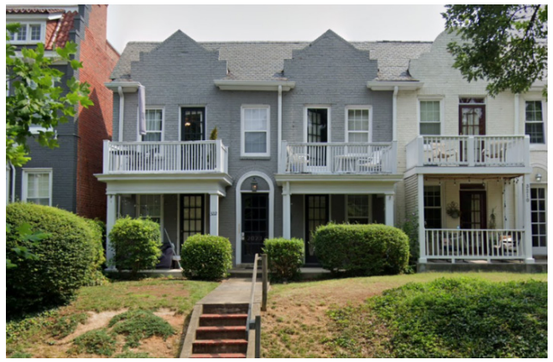


Photo by Google Maps

APARTMENT WALK-UP:

A freestanding multistory apartment building that tends to contain 12 or more stacked dwelling units. These buildings are usually three stories, front the street with one primary entrance, and share stairs and hallways. The buildings are larger than the surrounding single and multifamily houses previously described.

Photo by Carlos Sainz Caccia

Photo by Google Maps

Photos by Carlos Sainz Caccia

BUILDING TYPES

DUPLEX:

A freestanding residential building with two dwelling units attached to each other, either side-by-side as townhouses or one above the other like apartments. In most cases, both units have distinct doors or entrances from each other. Unlike semi-detached houses, duplexes have been designed to have both units in one parcel.

Photos by Carlos Sainz Caccia

Photos by Google Maps

GENERAL COMMERCIAL:

A multi-story building designed for a vertical mix of uses, with pedestrian-oriented ground floor commercial uses and one or more residential or non-residential uses above. These buildings are usually characterized with little or no front setback and large display windows at the ground level.

Photo by Carlos Sainz Caccia

BUILDING TYPES

SHOPFRONT:

A single-story building containing pedestrian-oriented commercial uses. Shopfront buildings can range in size from single corner stores embedded within residential areas to larger neighborhood commercial districts along key corridors.

Photos by Google Maps

Photo by Google Maps

Photo by Carlos Sainz Caccia

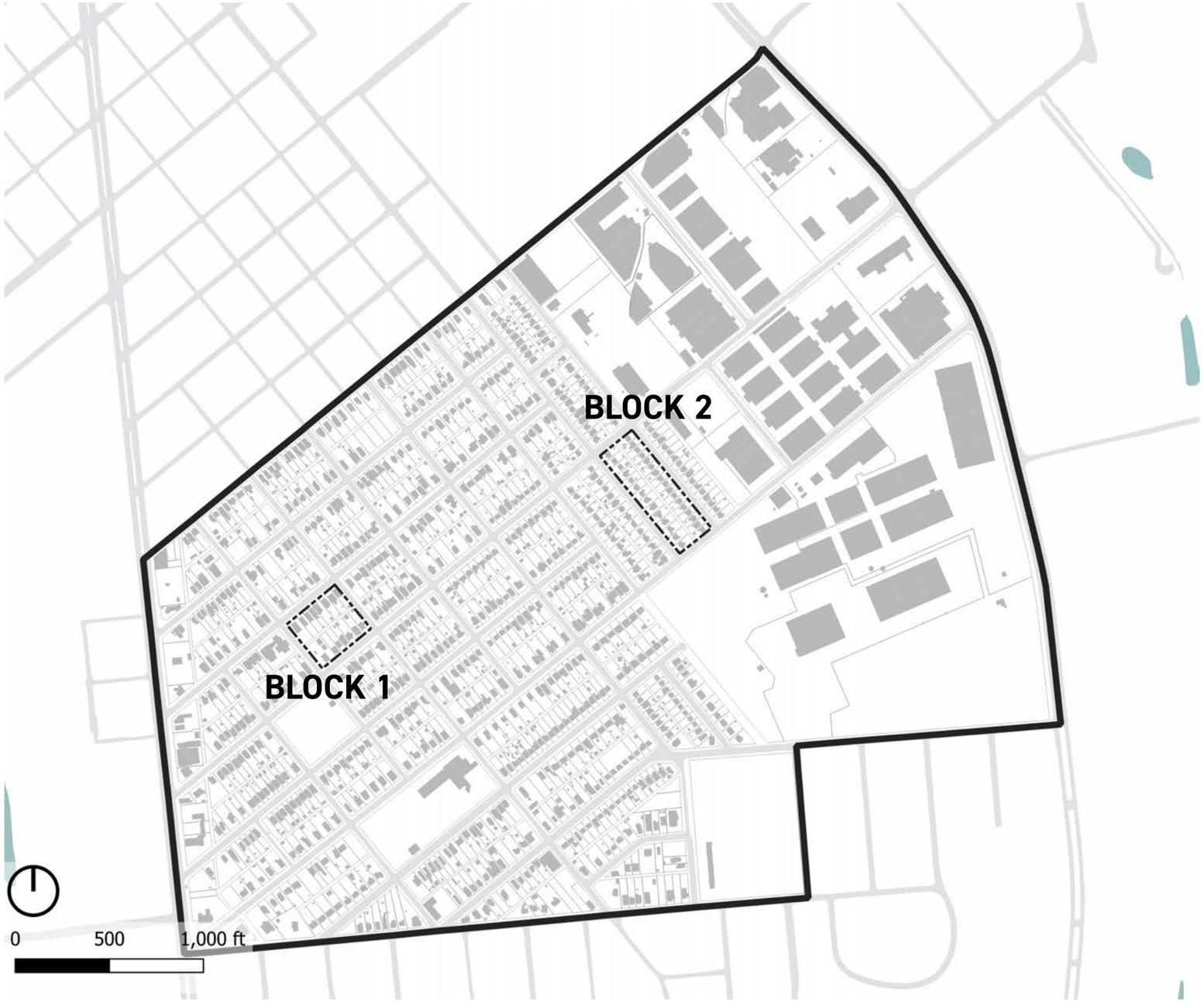
CIVIC:

Include schools, places of worship, community centers, and other governmental buildings that are typically differentiated from surrounding commercial and residential uses by their design and scale.

Photos by Carlos Sainz Caccia

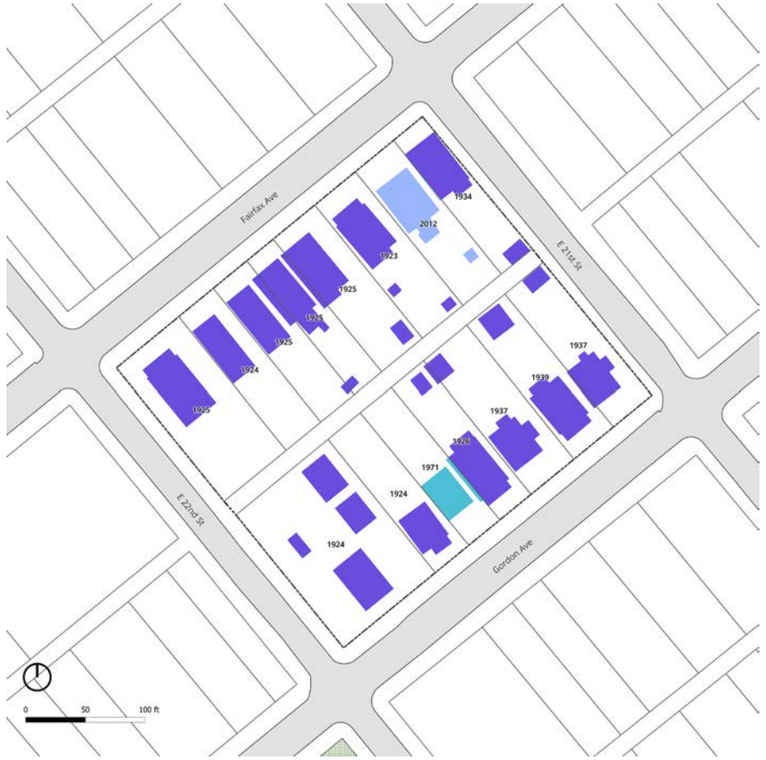
Photos by Google Maps

6. OAK GROVE



6. Oak Grove Block 1

HISTORICAL CONTEXT



YEAR BUILT

- 0 - 1900
- 1900 - 1920
- 1920 - 1950
- 1950 - 1980
- 1980 - 2023

LOT SIZE

LOT SIZE DEGREE OF NONCONFORMITY

- Up to 5%
- 5% - 10%
- 10% - 20%
- 20% - 30%
- 30% - 40% Below Minimum Size
- 40% - 50% Below Minimum Size
- 50% - 75% Below Minimum Size
- 75% - 100% Below Minimum Size

LOT WIDTH

LOT WIDTH DEGREE OF NONCONFORMITY

- Up to 5%
- 5% - 10%
- 10% - 20%
- 20% - 30%
- 30% - 40% Below Minimum Width
- 40% - 50% Below Minimum Width
- 50% - 75% Below Minimum Width
- 75% - 100% Below Minimum Width

6. Oak Grove Block 1

SETBACKS ANALYSIS

LEGEND

Required Setback*

Existing Building Footprint

* R-5 requires a minimum of 5ft side setback, but lots with substandard widths (under 50 ft wide) are allowed to have smaller side yards up to 10% of their frontage and no less than 3 ft.

The diagram represents the minimum of 5ft and was not adjusted for each individual case where narrower yards would be allowed. Diagram is for reference only.

6. Oak Grove Block 1

CHARACTER

2114/2116 Fairfax Ave - Porch+balcony

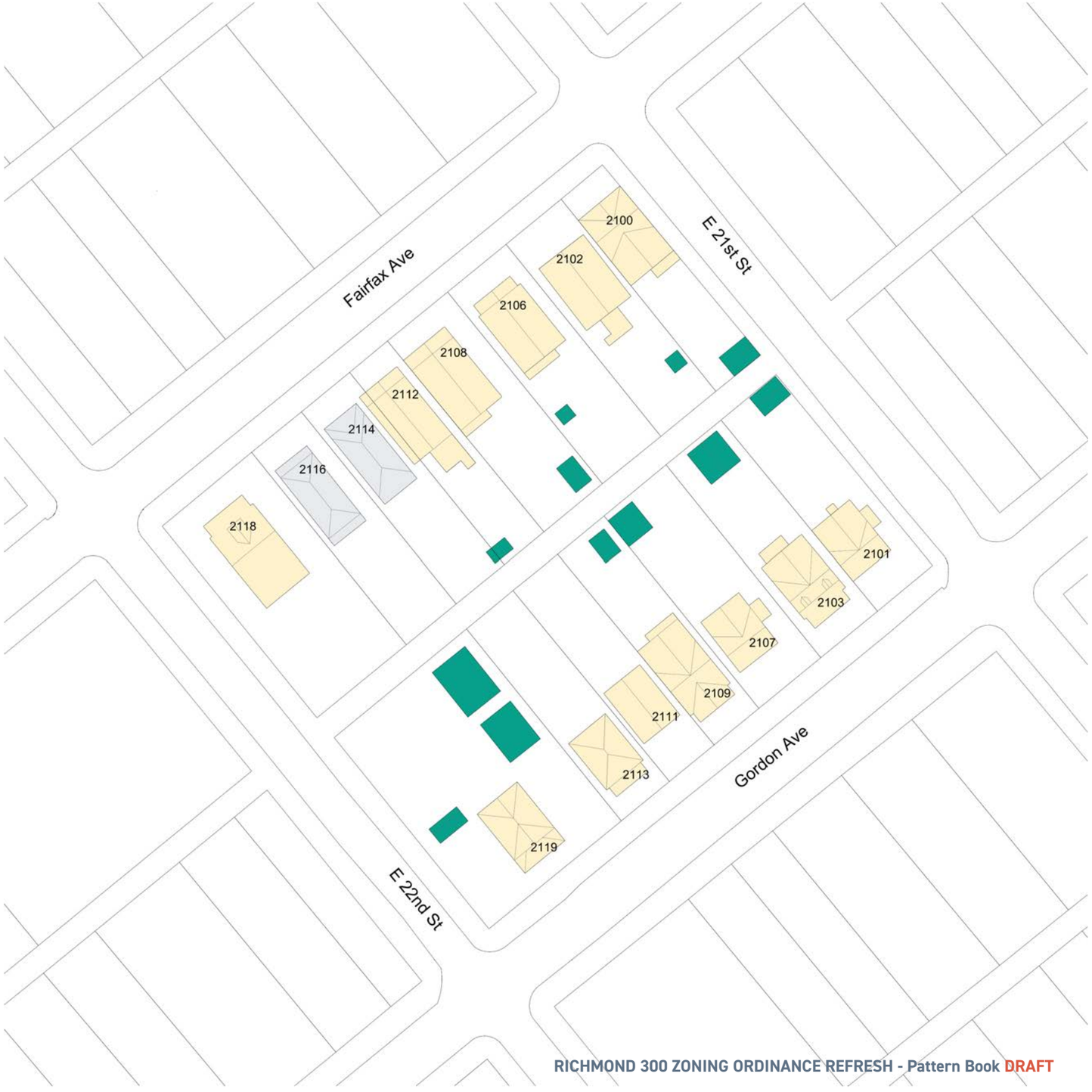
2107 Gordon Ave - Stoop

2106 Fairfax Ave - Porch

2119 Gordon Ave - Porch

BUILDING TYPE

- **Detached House**
- **Duplex**
- **Accessory Structure**



6. Oak Grove Block 1

				1. Character/Frontage							2. Density						3. Setbacks					4. Circulation/Service				
				Building type adjusted	Building Frontage	Fence	Semi-basement	Fenestration	Roofline type	Property Type	Lot Size	Lot Width	Building Footprint Area	Lot Coverage	Building Height		Front Setback	Side Setback (Left)	Side Setback (Right)	Rear Setbacks	Accessory Structure	Topography	Alley Presence	On-site Parking	Parking Location	Parking Access
	Zoning District	Street	Bldg #		type (porch, stairs, stairs+porch, balcony, stoop)	yes/no		low / medium / high	flat/shed/ gable/hip/ mansard	type	sf	ft	sf	%	stories	feet*	ft	ft	ft	ft	yes/no	level (=), rising (+) or falling (-)	yes/no	yes/no	front/ rear/ side	Sreet/ Alley
	R-5									SF / 2F / MF	min 6000	min 50		max 55%	#	max 35	min 25	min 5	min 5	min 5	yes					
Oak Grove - Block 1	R-5	Fairfax Ave	2100	Detached House	porch	yes		low	Gable	SFD	4,647	33	1,829	39%	1	16	23	0	2	3	yes	+	yes	no		
			2102	Detached House	stoop			low	Gable	SFD	5,938	41	1,860	31%	1	12.5	23	5	3	23	no	+	yes	no		
			2106	Detached House	porch			low	Gable	SFD	6,282	41	1,779	28%	1	14	21	9	3	41	yes	=	yes	yes	side	street
			2108	Detached House	2106			low	Gable	SFD	6,395	49	1,717	27%	1	14.5	22	14	2	6	yes	=	yes	no		
			2112	Detached House	porch			low	Gable	SFD	4,192	33	1,724	41%	1	14.5	23	2	3	5	yes	=	yes	no		
			2114	Duplex	porch+balcony			medium	Hip	2FD	5,184	33	1,695	33%	2	24.5	25	2	6.5	74	no	=	yes	no		
			2116	Duplex	porch+balcony			medium	Hip	2FD	5,363	33	1,311	24%	2	24.5	25	6.5	10	74	no	=	yes	yes	side	street
			2118	Detached House	porch			low	Gable	SFD	9,645	66	1,915	20%	1	16.5	25	14	18	72	no	=	yes	no		
		Gordon Ave	2101	Detached House	stoop	yes		low	Gable	SFD	5,963	41	1,387	23%	1	15	25	4	0	3	yes	=	yes	no		
			2103	Detached House	porch			low	Gable	SFD	6,022	41	2,095	35%	1.5	17.5	24	8	8	9	yes	=	yes	no		
			2107	Detached House	stoop	yes		low	Gable	SFD	6,694	49	1,528	23%	1	15.5	25	1	7	9	yes	+	yes	no		
			2109	Detached House	porch	yes		medium	Gable	SFD	4,917	33	1,848	38%	1	17	22	3	1	8	yes	+	yes	no		
			2111	Detached House	stoop	yes		low	Gable	SFD	4,805	33	1,140	24%	1	12.5	22	3	4	78	no	+	yes	no		
			2113	Detached House	porch			medium	Hip	SFD	5,110	33	1,083	21%	2	26	20	5	5	13	yes	+	yes	no		
			2119	Detached House	porch	yes		medium	Hip	SFD	14,255	99	2,958	21%	2	26	20	8	2	7	yes	+	yes	yes	rear	alley

Gradient from conforming (green) to nonconforming (red), illustrating broad trends relative to zoning.

ZONING FRAMEWORK

PROPOSED ZONING DISTRICTS

PROPOSED ZONING

RESIDENTIAL						RESIDENTIAL MIXED USE		COMMERCIAL MIXED USE					INDUSTRIAL MIXED USE				INDUSTRIAL		INST.	OPEN SPACE	
R-A	R-B	R-C	R-D	R-DX	R-E	RX-3	RX-5	CX-3	CX-5	CX-8	CX-13	CX-U	IX-3	IX-5	IX-8	IX-13	I-A	I-B	CIV	OS-A	OS-B

PROPOSED ZONING DISTRICTS

PROPOSED ZONING

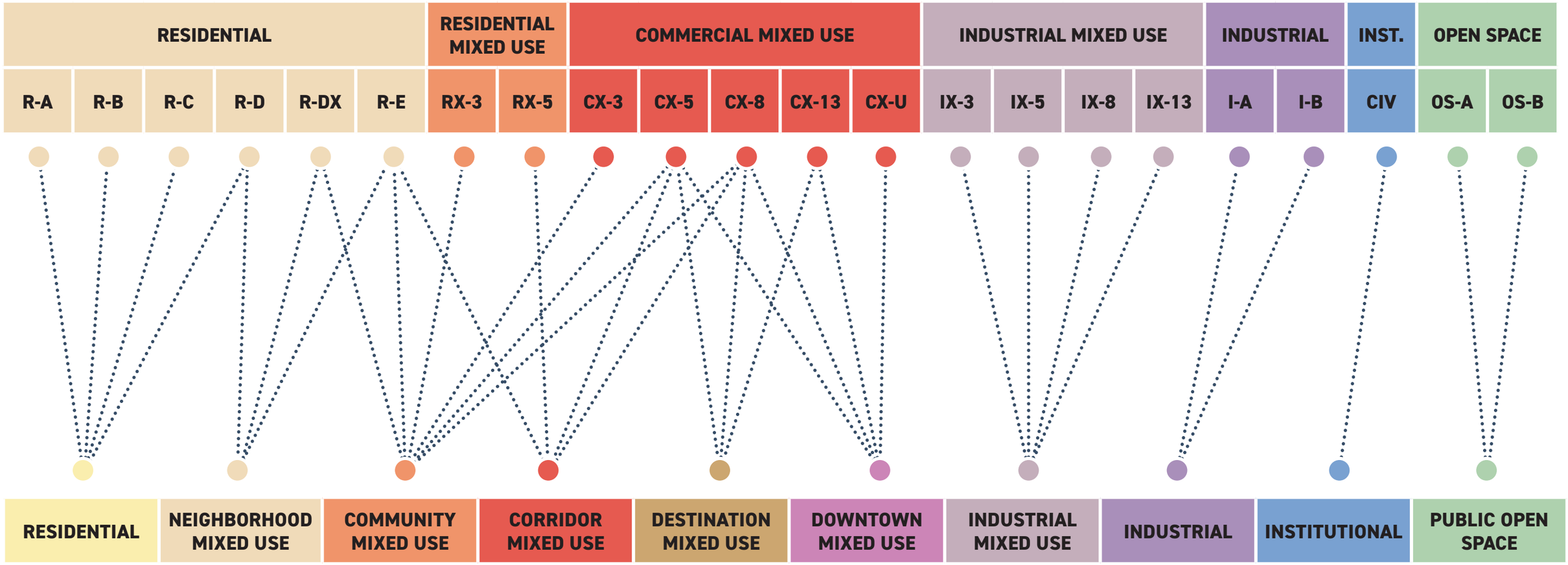
RESIDENTIAL						RESIDENTIAL MIXED USE		COMMERCIAL MIXED USE					INDUSTRIAL MIXED USE				INDUSTRIAL		INST.	OPEN SPACE	
R-A	R-B	R-C	R-D	R-DX	R-E	RX-3	RX-5	CX-3	CX-5	CX-8	CX-13	CX-U	IX-3	IX-5	IX-8	IX-13	I-A	I-B	CIV	OS-A	OS-B

RESIDENTIAL	NEIGHBORHOOD MIXED USE	COMMUNITY MIXED USE	CORRIDOR MIXED USE	DESTINATION MIXED USE	DOWNTOWN MIXED USE	INDUSTRIAL MIXED USE	INDUSTRIAL	INSTITUTIONAL	PUBLIC OPEN SPACE

RICHMOND 300 LAND USES

PROPOSED ZONING DISTRICTS

PROPOSED ZONING



RICHMOND 300 LAND USES

District category

Proposed district name or names

Similar existing zoning districts

General description of proposed district or districts

Implementing Richmond 300 land use categories

COMMERCIAL MIXED USE

Commercial Mixed Use-8, -13, -U

RX-3 | RX-5 | CX-3 | CX-5 | **CX-8** | **CX-13** | **CX-U**

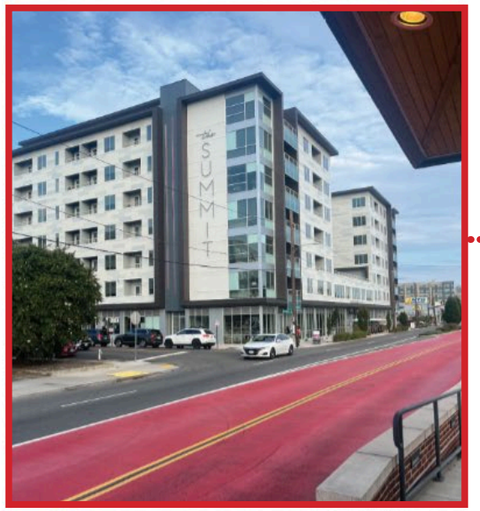
CURRENT COMPARABLE ZONING

B-4, TOD-1

INTENT

- Low-, medium-, high- to very high-intensity buildings.
- Allows a variety of buildings - rowhouses, apartments, offices, restaurants, hotels, and ground floor retail with office or residential above (mixed use)

	CX-8	CX-13	CX-U
Lot size (min)	0 SF	0 SF	0 SF
Lot width (min)	0'	0'	0'
Height (max)	8 stories	13 stories	Unlimited
Building width (max)	200'	250'	300'
Front setback (min/max)	5'/15'	5'/15'	0'/10'
Build-to (min)	85%	85%	90%
Parking location	Structure	Structure	Structure



Example imagery

RESIDENTIAL | NEIGHBORHOOD MIXED USE | **COMMUNITY MIXED USE** | **CORRIDOR MIXED USE** | **DESTINATION MIXED USE** | **DOWNTOWN MIXED USE** | INDUSTRIAL MIXED USE | INDUSTRIAL | INSTITUTIONAL | PUBLIC OPEN SPACE

27

Key metrics for each set of proposed districts

COMMERCIAL MIXED USE

Commercial Mixed Use-8, -13, -U

RX-3 | RX-5 | CX-3 | CX-5 | **CX-8** | **CX-13** | **CX-U**

CURRENT COMPARABLE ZONING
B-4, TOD-1

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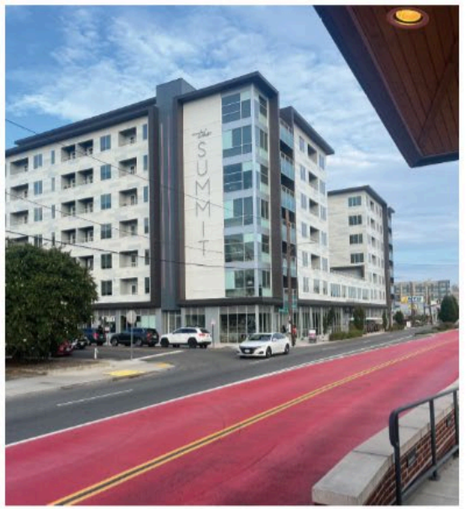
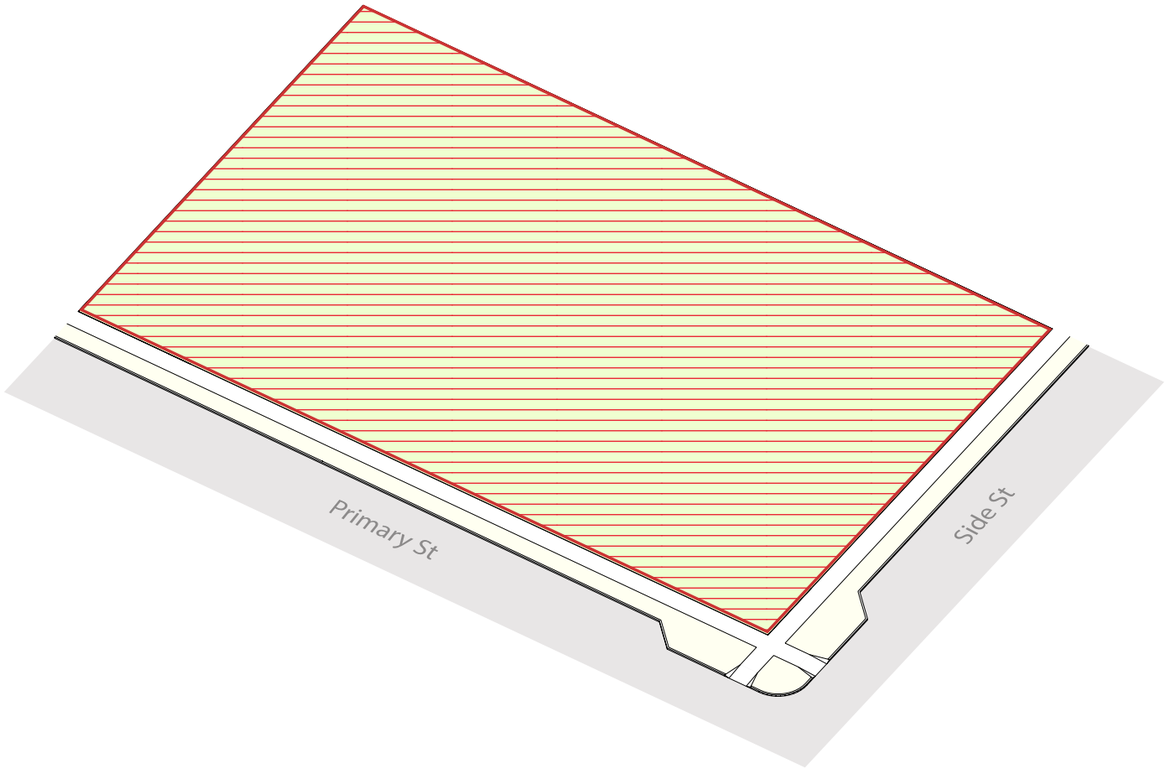


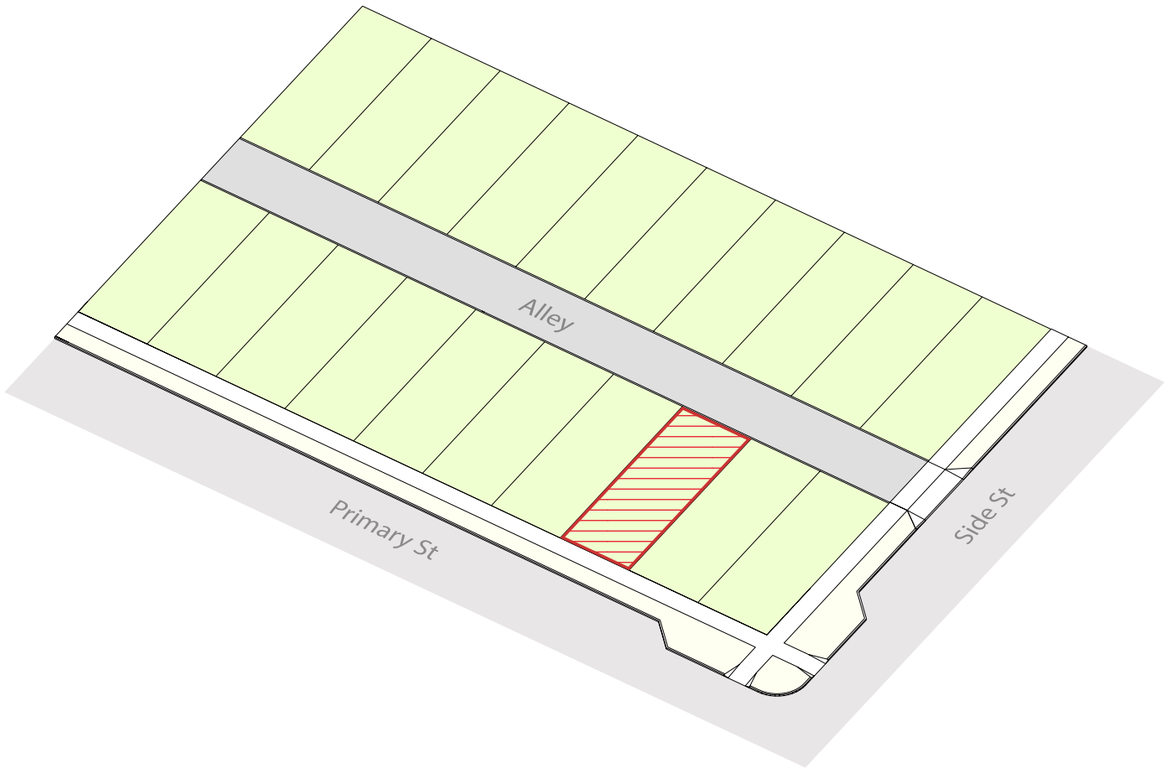
RESIDENTIAL | NEIGHBORHOOD MIXED USE | **COMMUNITY MIXED USE** | **CORRIDOR MIXED USE** | **DESTINATION MIXED USE** | **DOWNTOWN MIXED USE** | INDUSTRIAL MIXED USE | INDUSTRIAL | INSTITUTIONAL | PUBLIC OPEN SPACE

27

ZONING STANDARDS

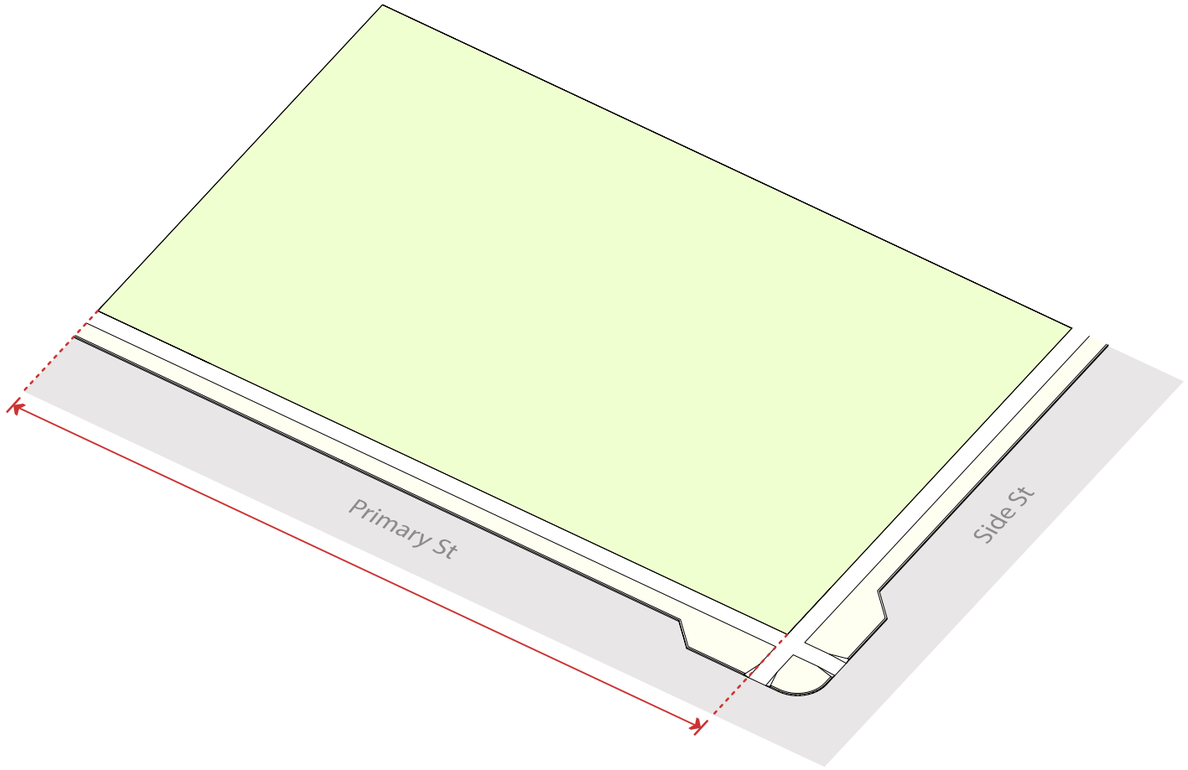
Site/Lot Area: The minimum amount of land area needed to build on.

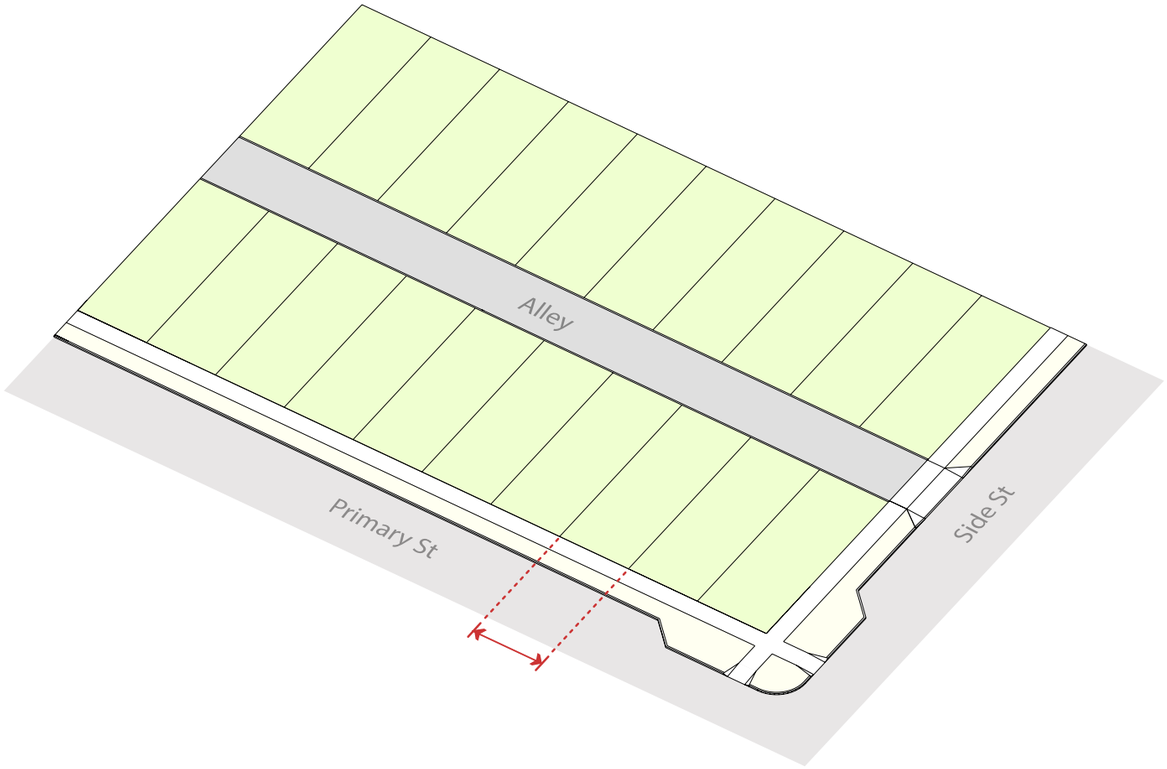




ZONING STANDARDS

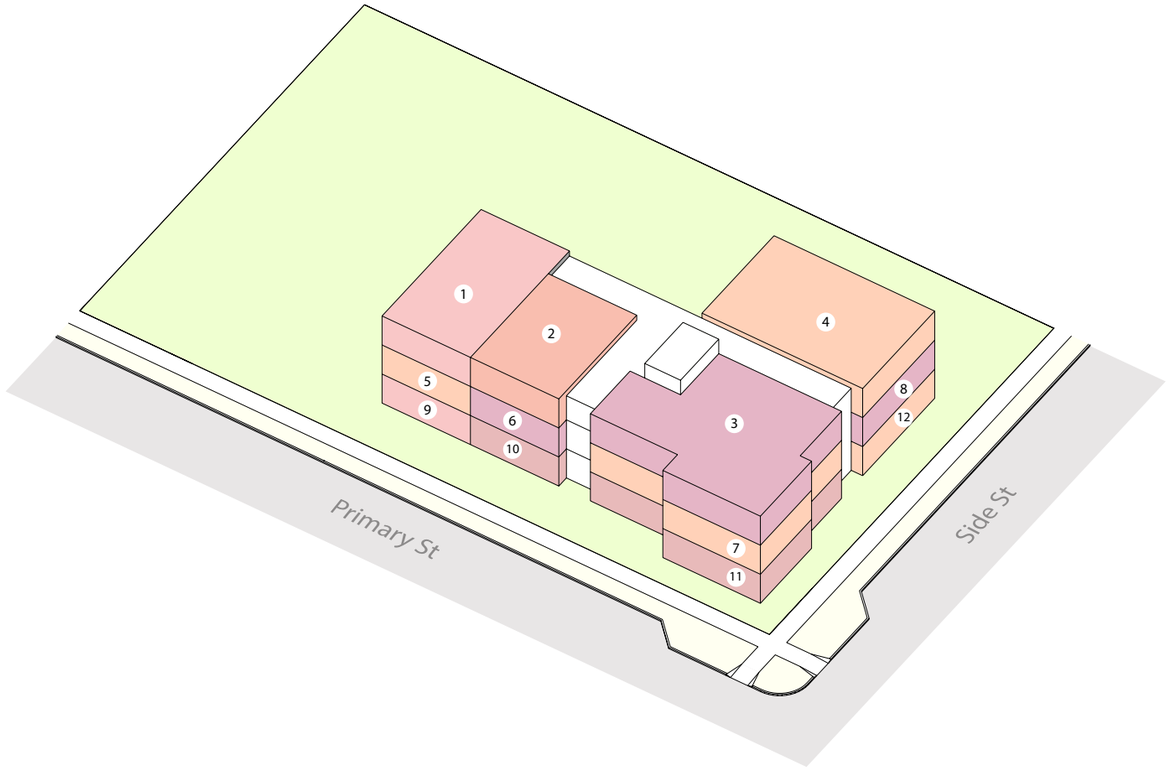
Site/Lot Width: The minimum amount of lot or street frontage required.

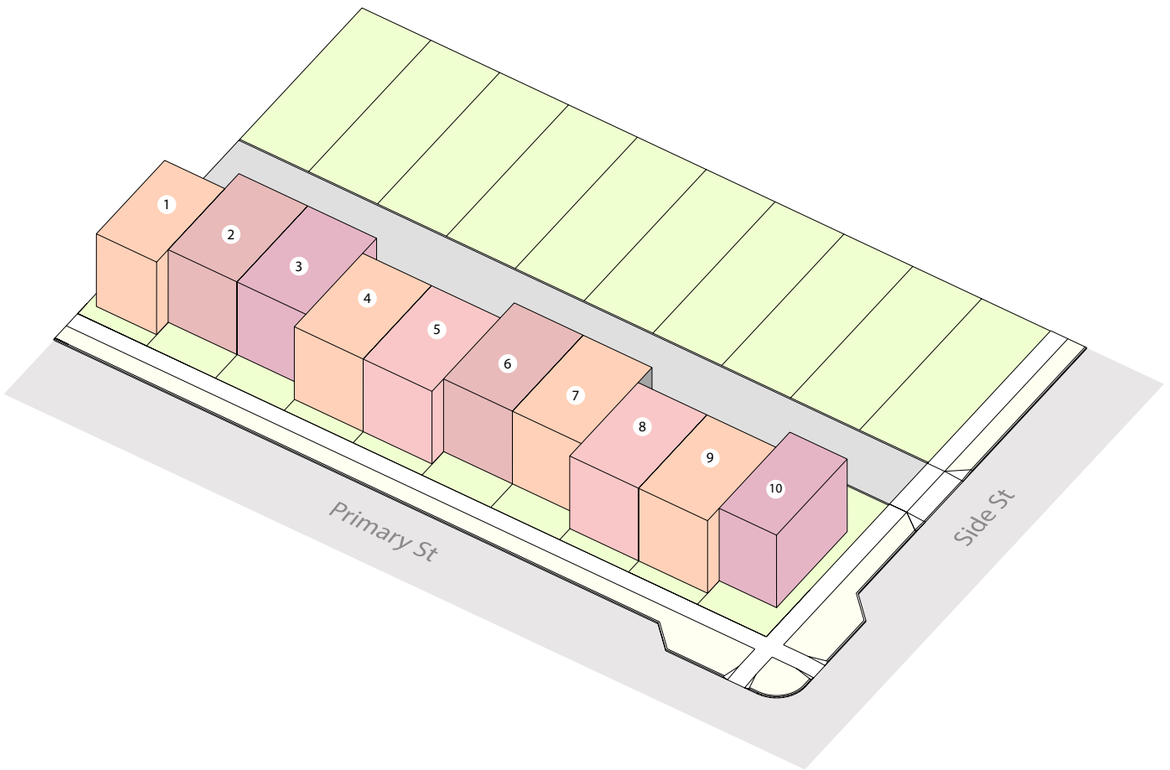




ZONING STANDARDS

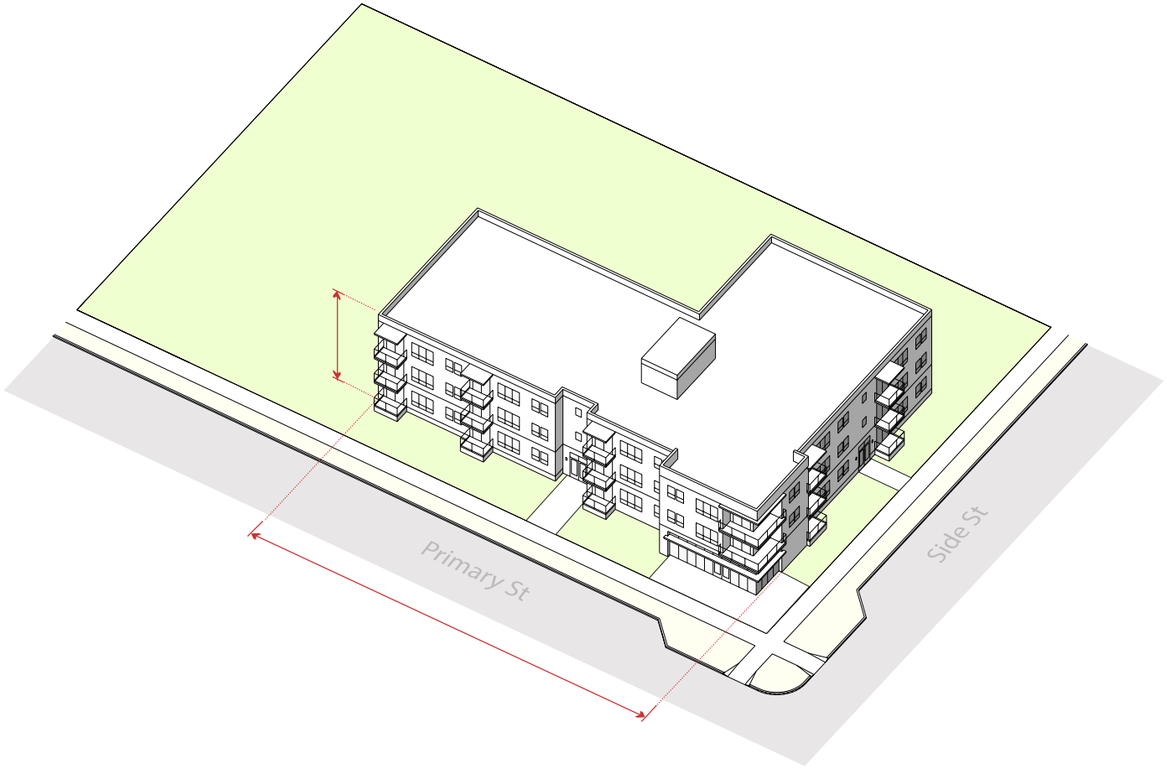
Units per Building: How many units that are allowed in a building.

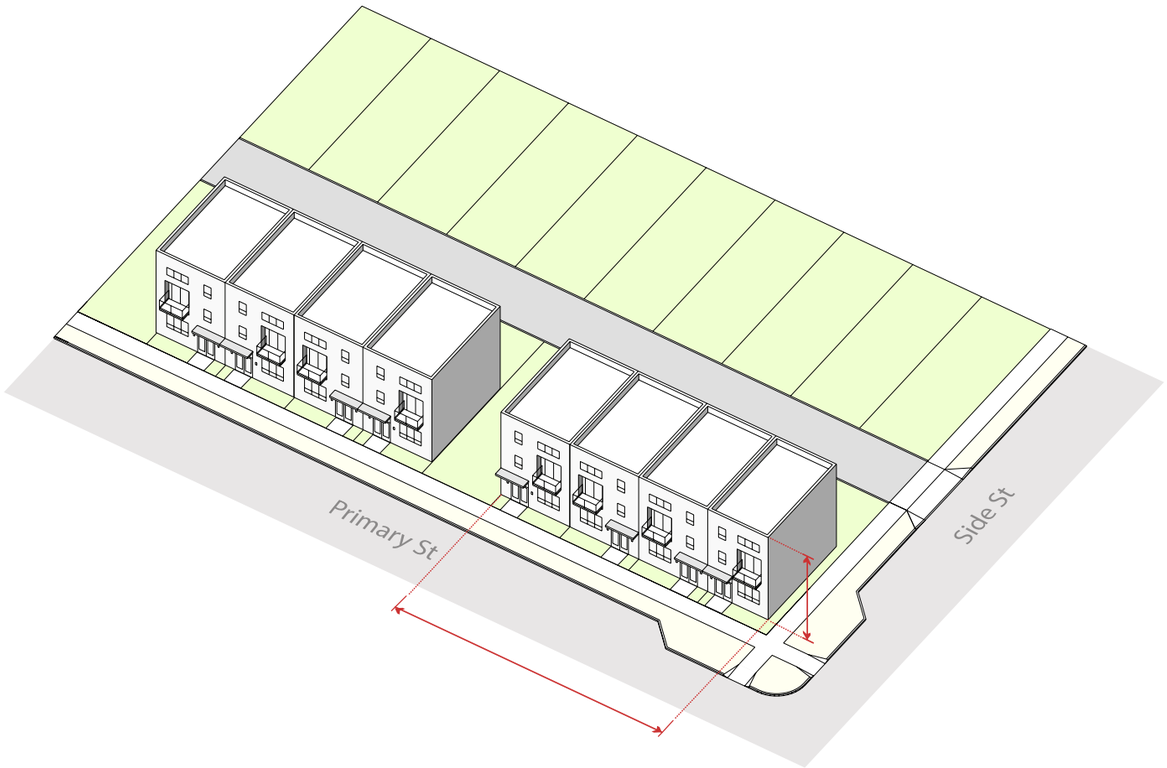




ZONING STANDARDS

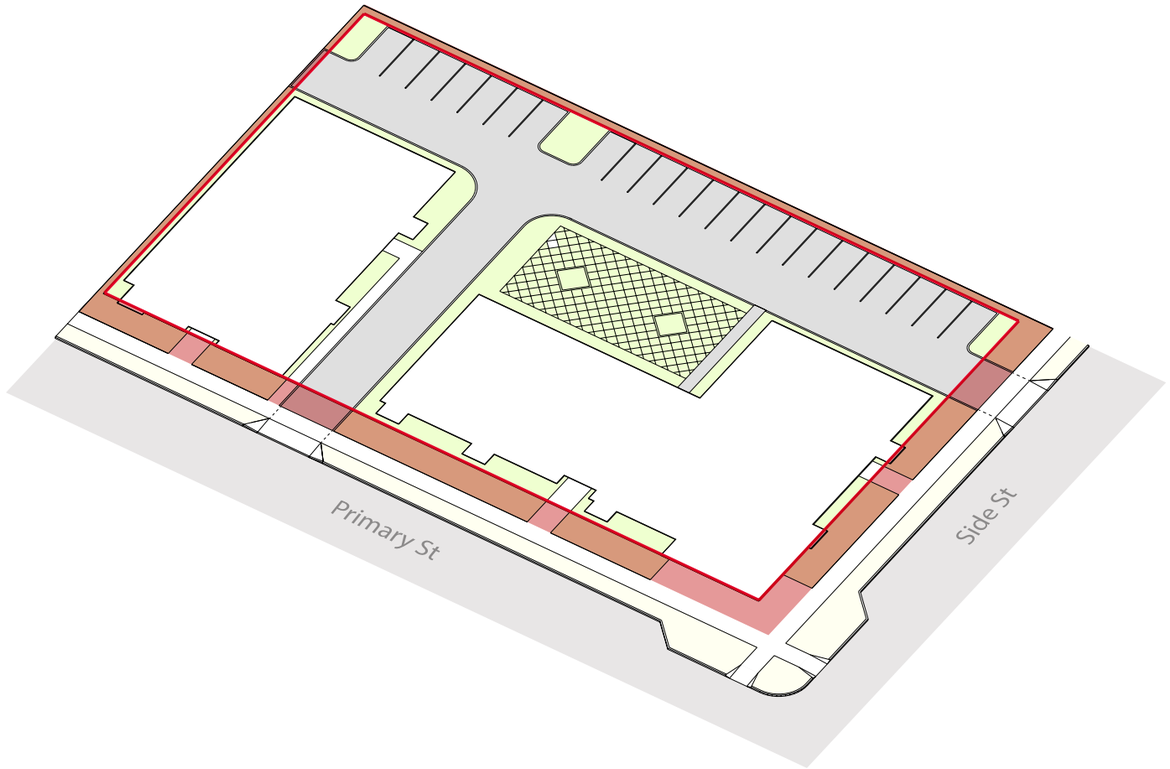
Massing - building height and width: How tall and wide a building can be.

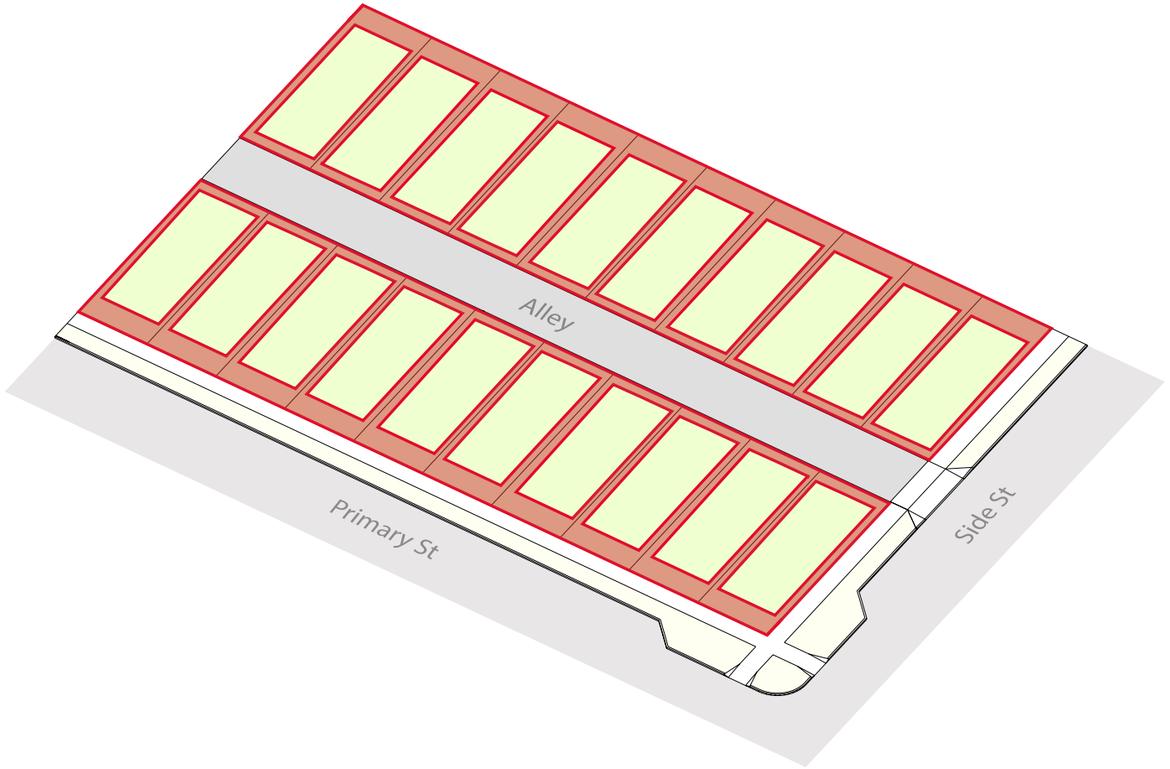




ZONING STANDARDS

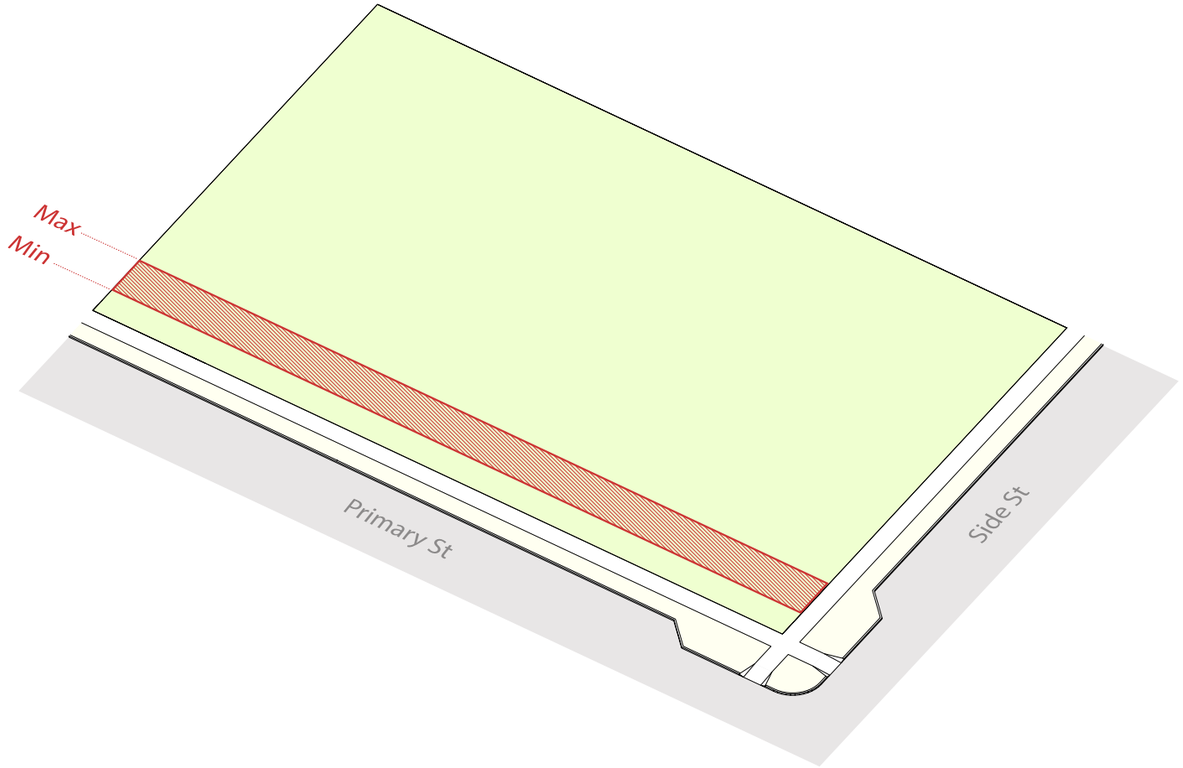
Setbacks: The distance a building must be "set back" from a lot line.

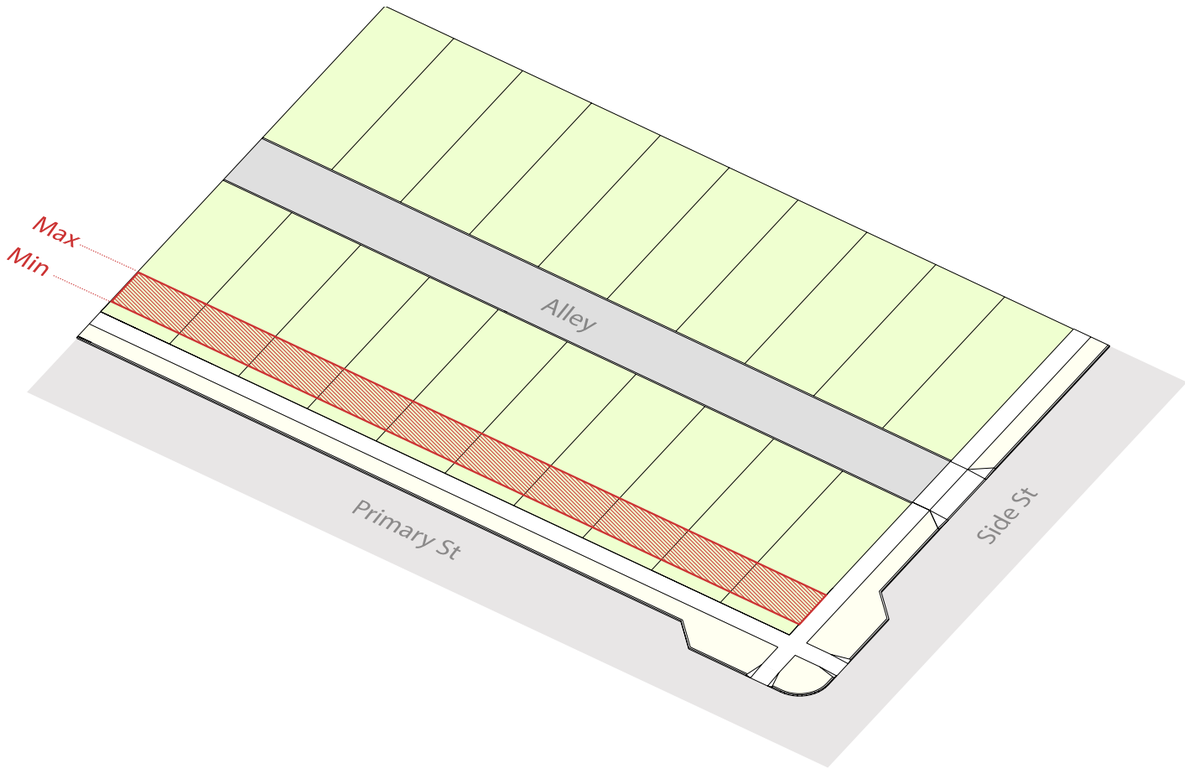




ZONING STANDARDS

Build-to: Pull buildings up to street instead of being set back.





ZONING STANDARDS

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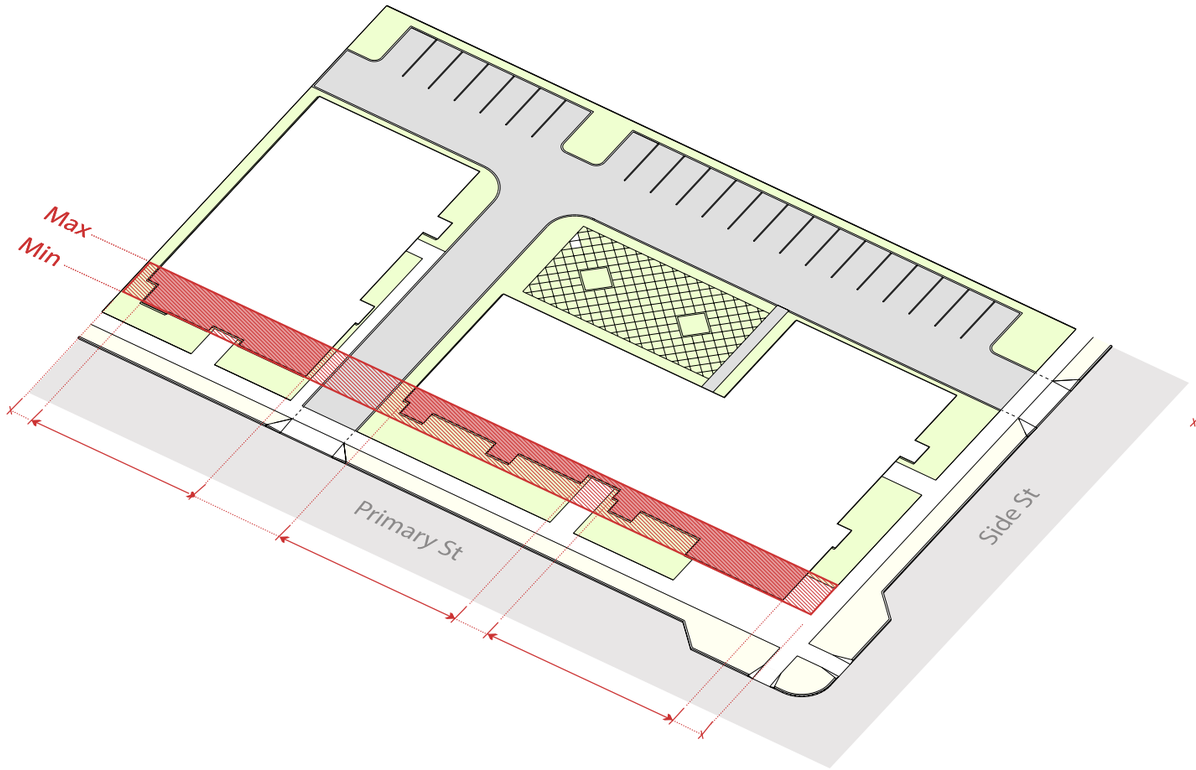

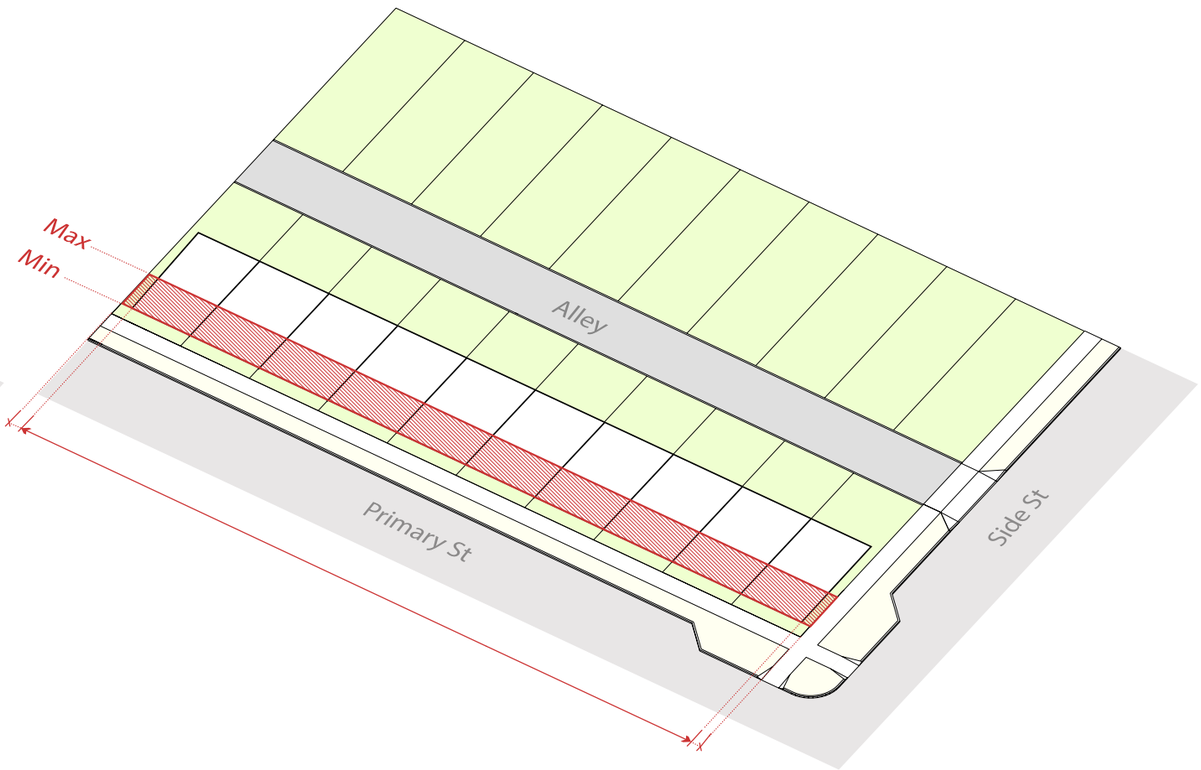

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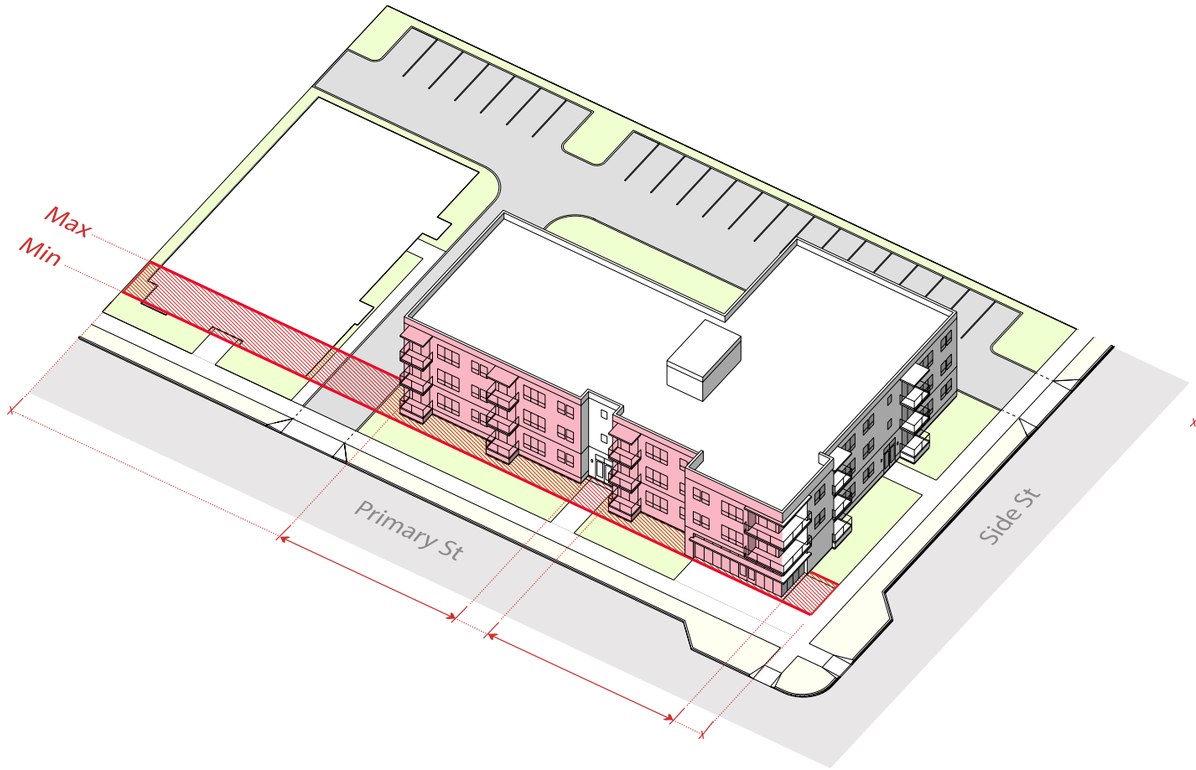

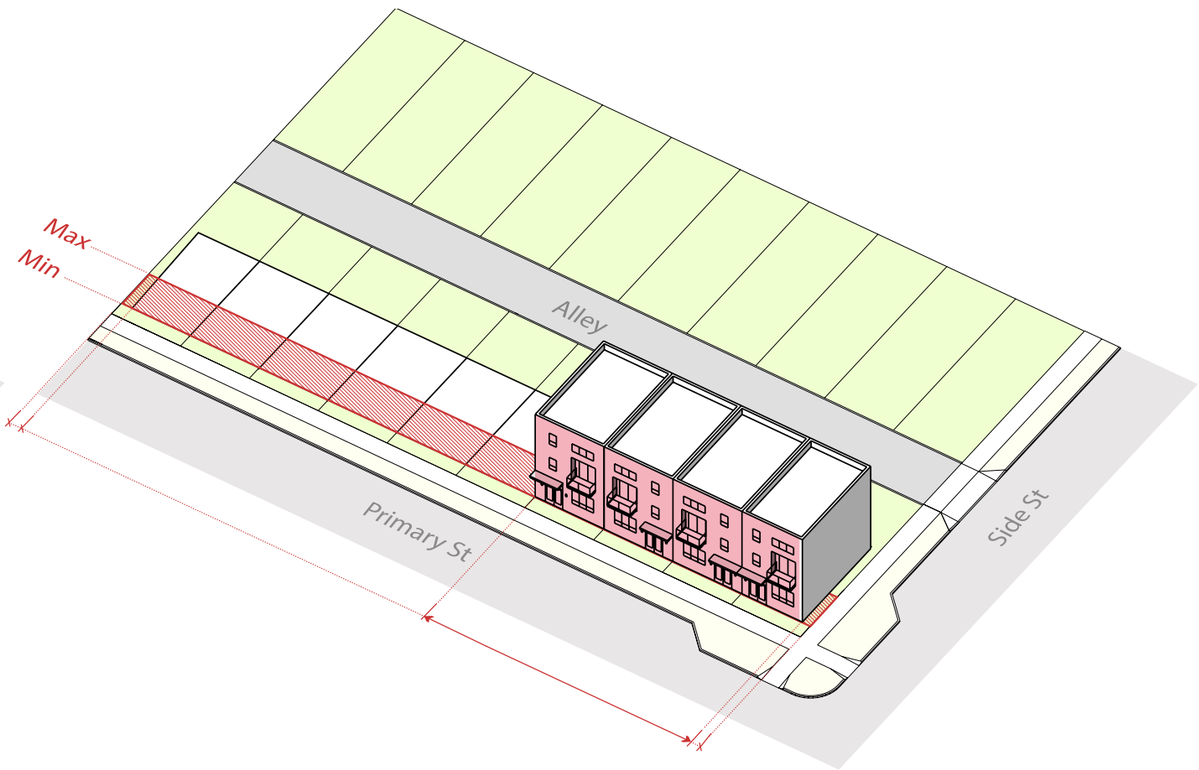

ZONING STANDARDS

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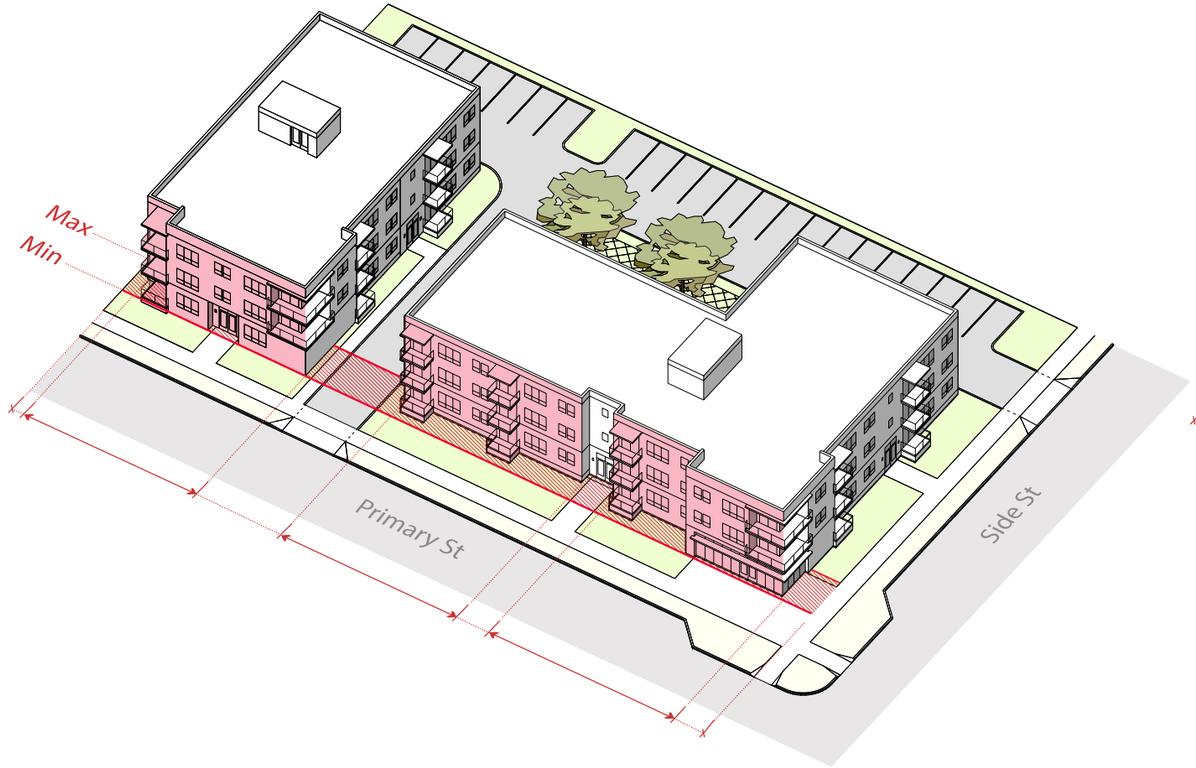
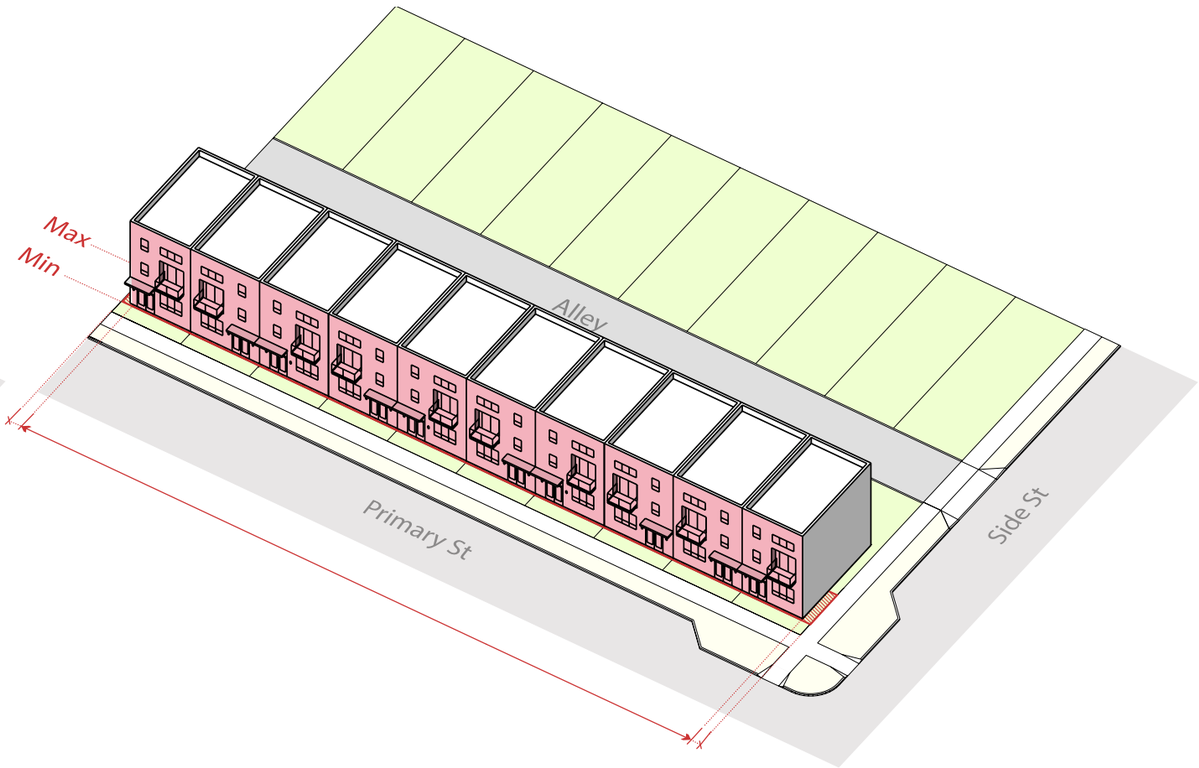
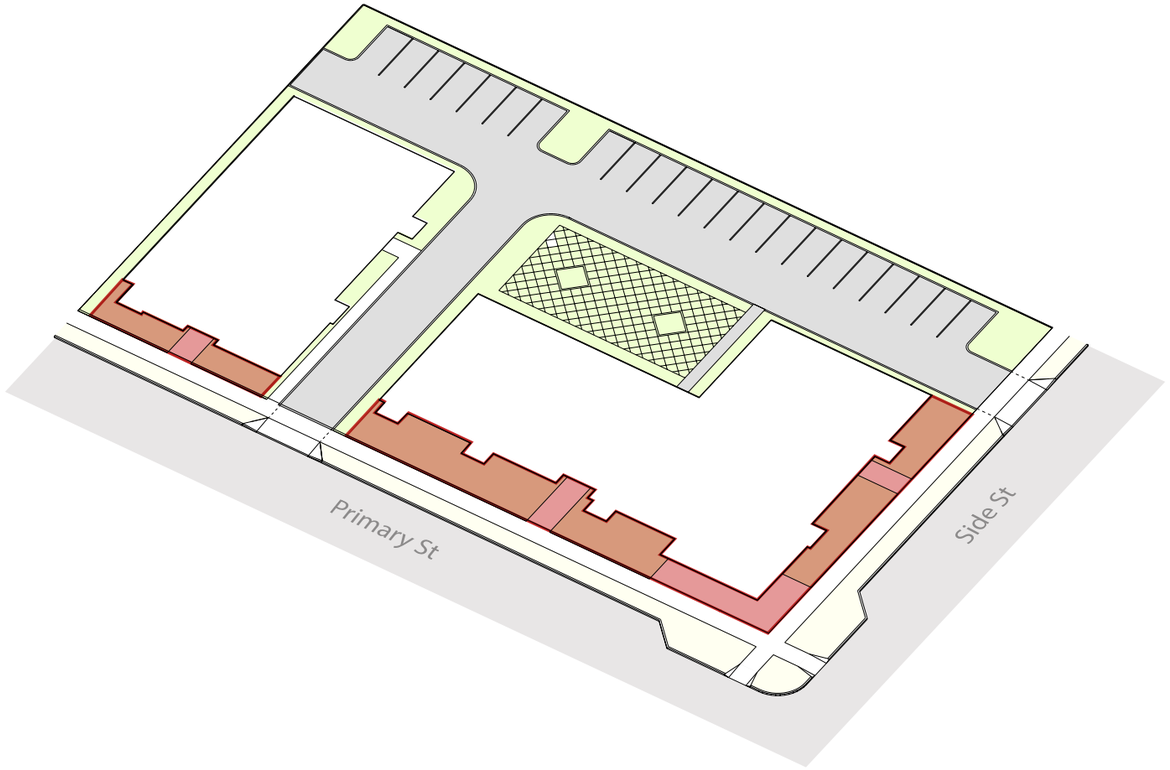
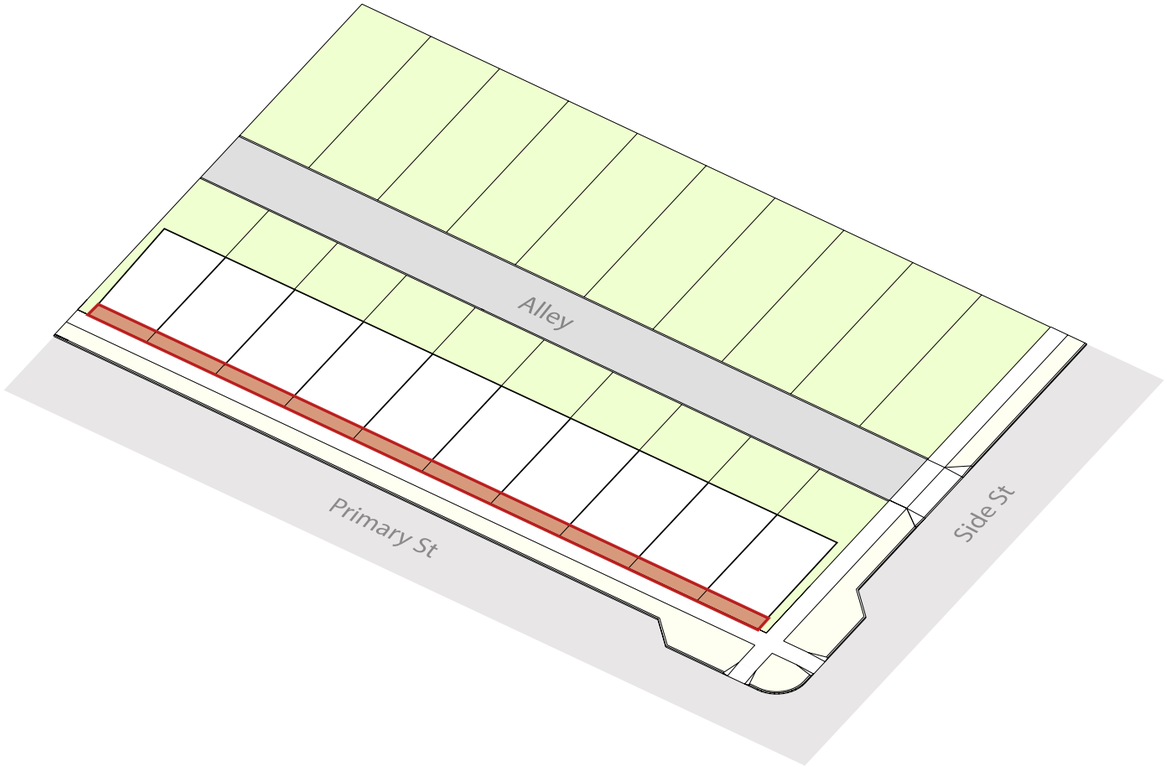




ZONING STANDARDS

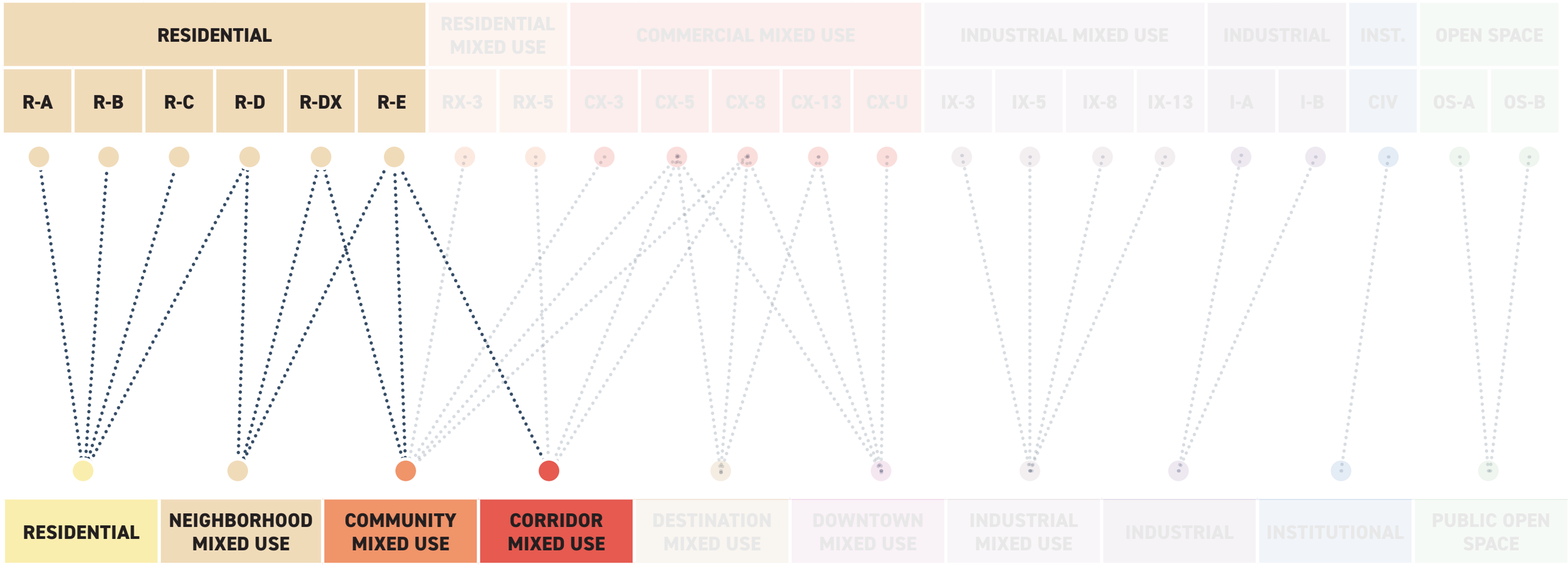
Parking Location: Requires surface parking to be located to rear or side of buildings





RESIDENTIAL DISTRICTS

PROPOSED ZONING



RICHMOND 300 LAND USES

RESIDENTIAL

Manufactured Home Park

R-A | R-B | R-C | R-D | R-DX | R-E

CURRENT COMPARABLE ZONING

R-MH

INTENT

Manufactured home park neighborhoods, offering **attainable housing opportunities** with essential infrastructure and **amenities** for residents.

Site area (min)	20,000 SF
Site width (min)	100’
Site setbacks (min)	10’
Units/building (max)	1
Height (max)	1 story
Parking location	Front, side, rear

RESIDENTIAL

Residential Neighborhood-B

R-A | **R-B** | R-C | R-D | R-DX | R-E

CURRENT COMPARABLE ZONING

R-1, R-2

INTENT

Lower-density housing on **lots no less than 15,000 SF**, including **single-family detached, duplexes, and ADUs**.

Lot size (min)	15,000 SF
Lot width (min)	90'
Units/building (max)	2
Height (max)	3 stories
Front setback (min)	25'
Parking location	Front, side, rear

RESIDENTIAL

Residential Neighborhood-C

R-A | R-B | **R-C** | R-D | R-DX | R-E

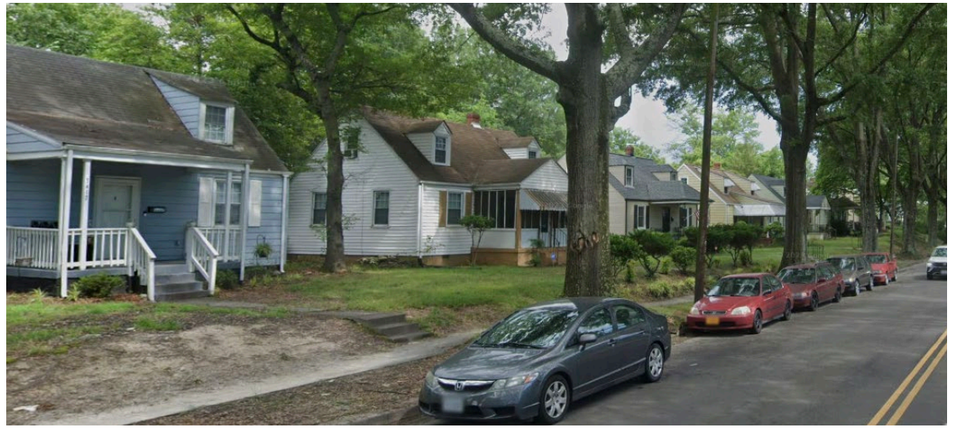
CURRENT COMPARABLE ZONING

R-3, R-4, R-5

INTENT

Moderate-density housing on **lots no less than 5,000 SF**, including **single-family detached, duplexes**, and ADUs.

Lot size (min)	5,000 SF
Lot width (min)	50'
Height (max)	3 stories
Units/building (max)	2
Front setback (min)	15'
Parking location	Side, rear



RESIDENTIAL | NEIGHBORHOOD MIXED USE | COMMUNITY MIXED USE | CORRIDOR MIXED USE | DESTINATION MIXED USE | DOWNTOWN MIXED USE | INDUSTRIAL MIXED USE | INDUSTRIAL | INSTITUTIONAL | PUBLIC OPEN SPACE

RESIDENTIAL

Residential Neighborhood-D

R-A | R-B | R-C | **R-D** | R-DX | R-E

CURRENT COMPARABLE ZONING

R-6, R-7, R-8

INTENT

High-density low-rise housing, including **single-family detached**, **duplexes, townhouses, stacked townhouses,** and **small apartments (up to 12 units).**

Lot size (min)	0 SF
Lot width (min)	0'
Units/building (max)	12
Height (max)	4 stories
Building width (max)	125'
Front setback (min/max)	10'/15'
Build-to (min)	75%
Parking location	Rear

RESIDENTIAL | **NEIGHBORHOOD MIXED USE** | COMMUNITY MIXED USE | CORRIDOR MIXED USE | DESTINATION MIXED USE | DOWNTOWN MIXED USE | INDUSTRIAL MIXED USE | INDUSTRIAL | INSTITUTIONAL | PUBLIC OPEN SPACE

RESIDENTIAL

Residential Neighborhood-D Flex

R-A	R-B	R-C	R-D	**R-DX**	R-E

CURRENT COMPARABLE ZONING

R-6, R-7, R-8

INTENT

High-density low-rise housing, including **single-family detached, duplexes, townhouses, stacked townhouses,** and **small apartments (up to 12 units).**

Allows up to 2,500 SF of ground floor commercial

Lot size (min)	0 SF
Lot width (min)	0'
Units/building (max)	12
Height (max)	4 stories
Building width (max)	125'
Front setback (min/max)	10'/15'
Build-to (min)	75%
Parking location	Rear

RESIDENTIAL	**NEIGHBORHOOD MIXED USE**	**COMMUNITY MIXED USE**	CORRIDOR MIXED USE	DESTINATION MIXED USE	DOWNTOWN MIXED USE	INDUSTRIAL MIXED USE	INDUSTRIAL	INSTITUTIONAL	PUBLIC OPEN SPACE

RESIDENTIAL

Residential Neighborhood-E

R-A | R-B | R-C | R-D | R-DX | **R-E**

CURRENT COMPARABLE ZONING

R-48

INTENT

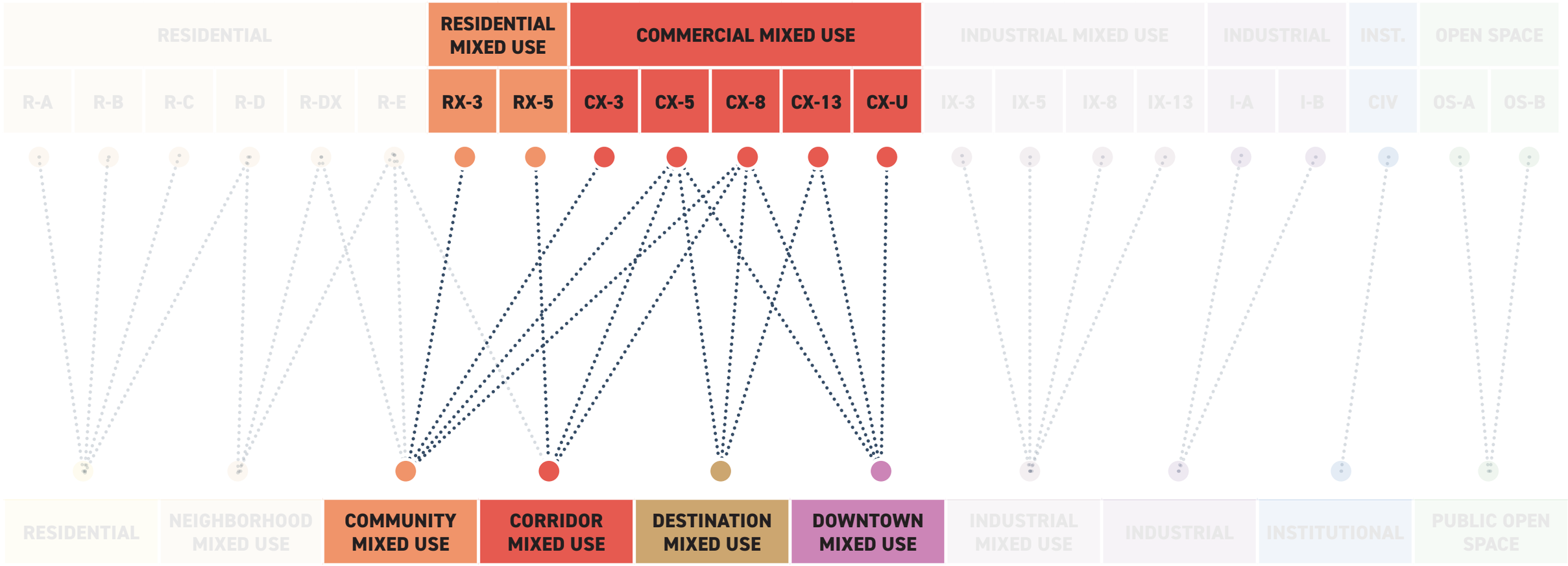
Low to mid-rise housing with a **large front setbacks**, including **single-detached, duplexes, townhouses, stacked townhouses,** and **apartments**.

Lot size (min)	0 SF
Lot width (min)	0'
Height (max)	5 stories
Building width (max)	175'
Front setback (min)	20'
Parking location	Side, rear

RESIDENTIAL | **NEIGHBORHOOD MIXED USE** | **COMMUNITY MIXED USE** | **CORRIDOR MIXED USE** | DESTINATION MIXED USE | DOWNTOWN MIXED USE | INDUSTRIAL MIXED USE | INDUSTRIAL | INSTITUTIONAL | PUBLIC OPEN SPACE

RESIDENTIAL & COMMERCIAL MIXED USE DISTRICTS

PROPOSED ZONING



RICHMOND 300 LAND USES

RESIDENTIAL MIXED USE

Residential Mixed Use-3, -5

RX-3 | **RX-5** | CX-3 | CX-5 | CX-8 | CX-13 | CX-U

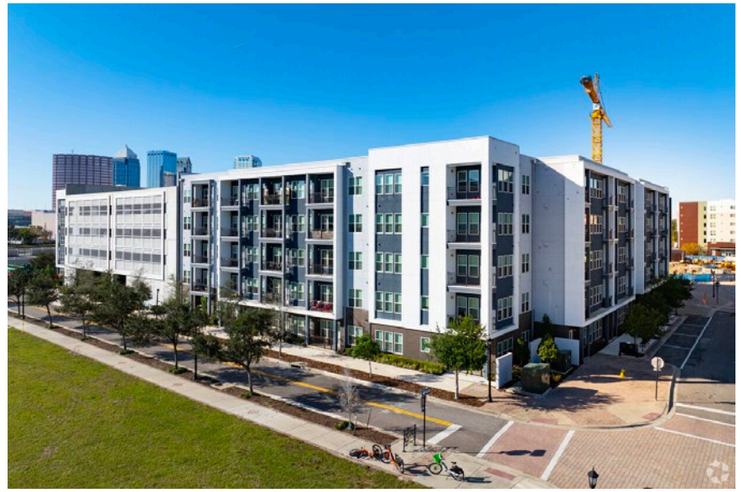
CURRENT COMPARABLE ZONING

R-43, R-48, R-53, R-63

INTENT

- **Low- and medium-intensity housing** with limited ground floor commercial uses.
- **Entire ground floor could be commercial** - size of individual unit **limited to 2,500 SF.**
- **Cannot** do an **all commercial building**

	RX-3	RX-5
Lot size (min)	0 SF	0 SF
Lot width (min)	0’	0’
Height (max)	3 stories	5 stories
Building width (max)	125’	175’
Front setback (min/max)	5’/15’	5’/15’
Build-to (min)	75%	75%
Parking location	Rear, side	Rear, side, structure



RESIDENTIAL | NEIGHBORHOOD MIXED USE | **COMMUNITY MIXED USE** | **CORRIDOR MIXED USE** | DESTINATION MIXED USE | DOWNTOWN MIXED USE | INDUSTRIAL MIXED USE | INDUSTRIAL | INSTITUTIONAL | PUBLIC OPEN SPACE

COMMERCIAL MIXED USE

Commercial Mixed Use-3, -5

RX-3 | RX-5 | **CX-3** | **CX-5** | CX-8 | CX-13 | CX-U

CURRENT COMPARABLE ZONING

UB, UB-1, B-5, B-7

INTENT

- **Low-, medium-, high-** to **very high-intensity buildings.**
- Allows a variety of buildings - **rowhouses, apartments, offices, restaurants, hotels,** and **ground floor retail with office or residential above** (mixed use)

	CX-3	CX-5
Lot size (min)	0 SF	0 SF
Lot width (min)	0'	0'
Height (max)	3 stories	5 stories
Building width (max)	125'	175'
Front setback (min/max)	5'/15'	5'/15'
Build-to (min)	75%	75%
Parking location	Rear, side	Rear, side, structure

RESIDENTIAL | NEIGHBORHOOD MIXED USE | **COMMUNITY MIXED USE** | **CORRIDOR MIXED USE** | **DESTINATION MIXED USE** | **DOWNTOWN MIXED USE** | INDUSTRIAL MIXED USE | INDUSTRIAL | INSTITUTIONAL | PUBLIC OPEN SPACE

COMMERCIAL MIXED USE

Commercial Mixed Use-8, -13, -U

RX-3 | RX-5 | CX-3 | CX-5 | **CX-8** | **CX-13** | **CX-U**

CURRENT COMPARABLE ZONING

B-4, TOD-1

INTENT

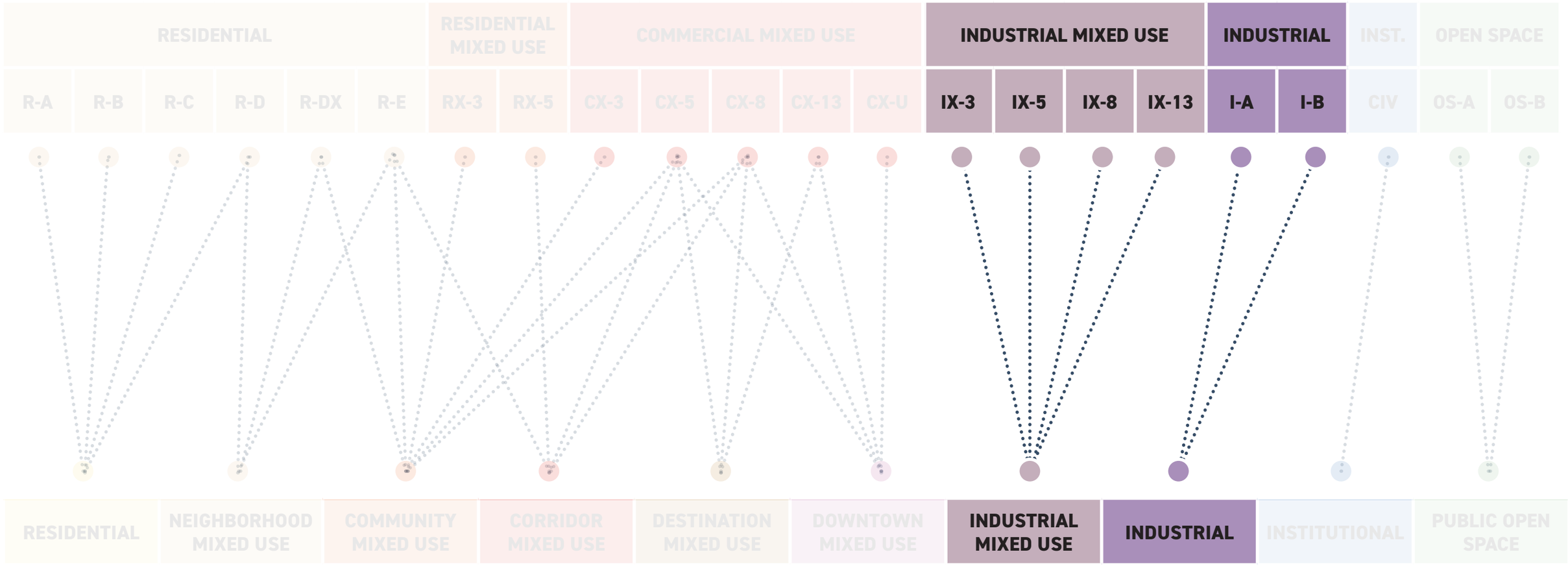
- **Low-, medium-, high-** to **very high-intensity buildings.**
- Allows a variety of buildings - **rowhouses, apartments, offices, restaurants, hotels,** and **ground floor retail with office or residential above** (mixed use)

	CX-8	CX-13	CX-U
Lot size (min)	0 SF	0 SF	0 SF
Lot width (min)	0'	0'	0'
Height (max)	8 stories	13 stories	Unlimited
Building width (max)	200'	250'	300'
Front setback (min/max)	5'/15'	5'/15'	0'/10'
Build-to (min)	85%	85%	90%
Parking location	Structure	Structure	Structure

RESIDENTIAL | NEIGHBORHOOD MIXED USE | **COMMUNITY MIXED USE** | **CORRIDOR MIXED USE** | **DESTINATION MIXED USE** | **DOWNTOWN MIXED USE** | INDUSTRIAL MIXED USE | INDUSTRIAL | INSTITUTIONAL | PUBLIC OPEN SPACE

INDUSTRIAL MIXED USE & INDUSTRIAL DISTRICTS

PROPOSED ZONING



RICHMOND 300 LAND USES

INDUSTRIAL MIXED USE DISTRICTS

Industrial Mixed Use-3, -5

IX-3 | **IX-5** | IX-8 | IX-13 | I-A | I-B

CURRENT COMPARABLE ZONING

M1, B-7

INTENT

- Accommodates a variety of **residential**, **commercial** and **light industrial** uses
- Allows a variety of buildings - **rowhouses, apartments, ground floor retail with office or residential above,** and **larger industrial buildings**

	IX-3	IX-5
Lot size (min)	0 SF	0 SF
Lot width (min)	0’	0’
Height (max)	3 stories	5 stories
Building width (max)	125’	175’
Front setback (min/max)	5’/15’	5’/15’
Build-to (min)	75%	75%
Parking location	Rear, side	Rear, side, structure

RESIDENTIAL | NEIGHBORHOOD MIXED USE | COMMUNITY MIXED USE | CORRIDOR MIXED USE | DESTINATION MIXED USE | DOWNTOWN MIXED USE | **INDUSTRIAL MIXED USE** | INDUSTRIAL | INSTITUTIONAL | PUBLIC OPEN SPACE

INDUSTRIAL MIXED USE DISTRICTS

Industrial Mixed Use-8, -13

IX-3 | IX-5 | **IX-8** | **IX-13** | I-A | I-B

CURRENT COMPARABLE ZONING

B-7

INTENT

- Accommodates a variety of **residential**, **commercial** and **light industrial** uses
- Allows a variety of buildings - **rowhouses, apartments, ground floor retail with office or residential above,** and **larger industrial buildings**

	IX-8	IX-13
Lot size (min)	0 SF	0 SF
Lot width (min)	0’	0’
Height (max)	8 stories	13 stories
Building width (max)	200’	250’
Front setback (min/max)	5’/15’	5’/15’
Build-to (min)	85%	85%
Parking location	Structure	Structure

RESIDENTIAL | NEIGHBORHOOD MIXED USE | COMMUNITY MIXED USE | CORRIDOR MIXED USE | DESTINATION MIXED USE | DOWNTOWN MIXED USE | **INDUSTRIAL MIXED USE** | INDUSTRIAL | INSTITUTIONAL | PUBLIC OPEN SPACE

INDUSTRIAL DISTRICTS

Industrial Light

IX-3 | IX-5 | IX-8 | IX-13 | **I-A** | I-B

CURRENT COMPARABLE ZONING

M-1

INTENT

- **Residential** and **retail not allowed**
- Allows heavier commercial uses - **auto body shops**, **auto sales** **auto paint facilities**, **outdoor storage**, **light manufacturing, warehousing** and **logistics**, and **trucking and distribution facilities**

Lot size (min)	0 SF
Lot width (min)	0’
Height (max)	45’
Front setback (min)	0’
Parking location	Font, rear, side

RESIDENTIAL | NEIGHBORHOOD MIXED USE | COMMUNITY MIXED USE | CORRIDOR MIXED USE | DESTINATION MIXED USE | DOWNTOWN MIXED USE | INDUSTRIAL MIXED USE | **INDUSTRIAL** | INSTITUTIONAL | PUBLIC OPEN SPACE

INDUSTRIAL DISTRICTS

Industrial Heavy

IX-3 | IX-5 | IX-8 | IX-13 | I-A | **I-B**

CURRENT COMPARABLE ZONING

M-2

INTENT

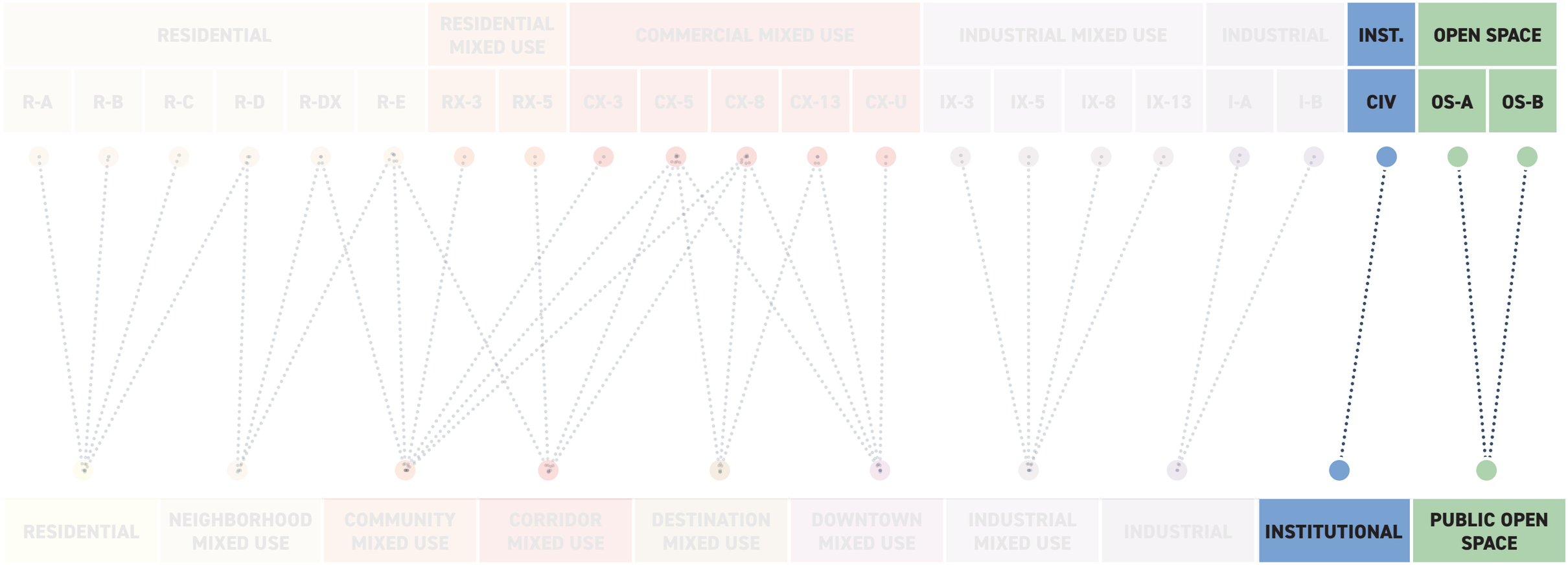
- Accommodates **most intense industrial activity** in Richmond
- Allows industrial and manufacturing activities that often have **significant environmental impacts** or require **special measures** to ensure **compatibility** with adjoining properties

Lot size (min)	0 SF
Lot width (min)	0’
Height (max)	45’
Front setback (min)	0’
Parking location	Font, rear, side

RESIDENTIAL | NEIGHBORHOOD MIXED USE | COMMUNITY MIXED USE | CORRIDOR MIXED USE | DESTINATION MIXED USE | DOWNTOWN MIXED USE | INDUSTRIAL MIXED USE | **INDUSTRIAL** | INSTITUTIONAL | PUBLIC OPEN SPACE

INSTITUTIONAL & OPEN SPACE DISTRICTS

PROPOSED ZONING



RICHMOND 300 LAND USES

INSTITUTIONAL DISTRICT

Civic

CIV | OS-A | OS-B

CURRENT COMPARABLE ZONING

I

INTENT

- Accommodates a variety of **civic** and **institutional** uses that do not readily assimilate into other zoning districts
- Allows for **schools**, **places of worship**, **city/county facilities**, **community centers**, **hospitals**, **museums**, and **libraries**

Lot size (min)	0 SF
Lot width (min)	0’
Height (max)	?
Front setback (min)	15’
Parking location	Font, rear, side

RESIDENTIAL | NEIGHBORHOOD MIXED USE | COMMUNITY MIXED USE | CORRIDOR MIXED USE | DESTINATION MIXED USE | DOWNTOWN MIXED USE | INDUSTRIAL MIXED USE | INDUSTRIAL | **INSTITUTIONAL** | PUBLIC OPEN SPACE

OPEN SPACE DISTRICTS

Park

CIV | **OS-A** | OS-B

CURRENT COMPARABLE ZONING

New

INTENT

- To create, preserve and **enhance parkland** to meet **active recreational**
- Activities include **playgrounds, ballfields, sport courts, trails, dog parks** and accessory facilities such as **community centers, libraries**, and **restrooms**

Lot size (min)	0 SF
Lot width (min)	0'
Height (max)	35'
Front setback (min)	10'
Parking location	Font, rear, side

MIXED USE | COMMUNITY MIXED USE | CORRIDOR MIXED USE | DESTINATION MIXED USE | DOWNTOWN MIXED USE | INDUSTRIAL MIXED USE | INDUSTRIAL | INSTITUTIONAL | **PUBLIC OPEN SPACE**

OPEN SPACE DISTRICTS

Conservation

CIV | OS-A | **OS-B**

CURRENT COMPARABLE ZONING

New

INTENT

- » To create, preserve, and enhance land as **permanent open space** to meet **passive recreational** needs
- » All lands are intended to be **unoccupied or predominately unoccupied** by buildings or other impervious surfaces

Lot size (min)	2 acres
Lot width (min)	0’
Height (max)	35’
Front setback (min)	30’
Parking location	Font, rear, side

RESIDENTIAL | NEIGHBORHOOD MIXED USE | COMMUNITY MIXED USE | CORRIDOR MIXED USE | DESTINATION MIXED USE | DOWNTOWN MIXED USE | INDUSTRIAL MIXED USE | INDUSTRIAL | INSTITUTIONAL | **PUBLIC OPEN SPACE**

NEXT STEPS

THE NEXT FEW MONTHS

DECEMBER

Dec 11 ZAC:

- Presentation of **Pattern Book Building-Scale Analysis** and discussion
- In-depth discussion/ workshop on **Conceptual Zoning Districts**

JANUARY

Jan 8 ZAC:

- Draft **Pattern Book** complete –opportunity for further discussion
- Further in-depth discussion/workshop on **Conceptual Zoning Districts**
- Potential revision of **Zoning Districts**

FEBRUARY

Feb. 12 ZAC:

- Content TBD

Other Events:

- **Pattern Book** and **Conceptual Zoning Districts** shared in Public Open House
- Panel Event with **Housing Focus**

MARCH

March 12 ZAC:

- Draft detailed **Zoning Districts** and **Zoning Map**

QUESTIONS

DISCUSSION QUESTIONS

GENERAL

+ *Are the zoning district **names**, **abbreviations** and **groupings** clear to you or could they be improved?*

+ *Are the **-A, -B, -C style prefixes** appropriate?*

+ *Does it make sense to call some zoning district groupings "**mixed use**" and others not? For example, R-DX is **mostly residential**, but includes **limited mixed uses**. Richmond 300 used "mixed use" in many (but not all) of its land uses.*

+ *Are the "**Commercial Mixed Use**" and "**Industrial Mixed Use**" groupings clear? Both of these would permit **fully residential buildings.***

+ *So far we have only presented certain **key defining standards** for each zoning district. Are there **other standards** that you think are important to show up front?*

DISCUSSION QUESTIONS

RESIDENTIAL AND RESIDENTIAL MIXED USE

+ *Most of these zoning districts have been discussed at earlier meetings. Any **new reactions**?*

COMMERCIAL MIXED USE

+ *Many of these zoning districts **apply in common** to the Richmond 300 **Community**, **Corridor**, **Destination** and **Downtown Mixed Use** land uses. Is that appropriate or is there reason to differentiate?*
+ *All of the districts presented are "**urban**," which seems to align with the Richmond 300 vision. However, do we need to permit **more suburban uses and forms** as of right in **certain areas** in medium term?*

INDUSTRIAL AND INDUSTRIAL MIXED USE

+ *Do we need **this many** Industrial Mixed Use districts? Could they be **consolidated**?*

OTHER DISTRICTS

+ *Do we need a special **campus district** within Institutional or is the single **civic district** enough?*
+ *Do you have any concerns about the new **open space districts**?*