

# RICHMOND 300 ZONING CODE REFRESH

Draft Pattern Book and Framework Materials  
January 2025 ZAC Meeting





# TODAY'S PRESENTATION

- 1** Open Discussion
- 2** Summary of Engagement to Date
- 3** 2025-2026 Timeline
- 4** Working Groups
- 5** Updated Zoning Districts

# OPEN DISCUSSION

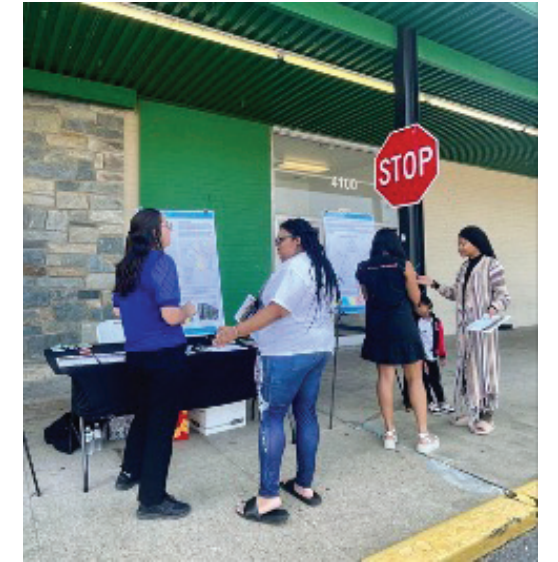
# DISCUSSION



# SUMMARY OF ENGAGEMENT TO DATE

# SUMMARY OF ENGAGEMENT TO DATE: KEY ACHIEVEMENTS

- + ***Development of Project Website*** in partnership with the City of Richmond
  - + ***2 Zoning 101 Webinars***
  - + ***2 Open Houses***
  - + ***1 Zoning Panel Discussion***
  - + ***2 Priority Stakeholder Roundtables*** with renters and Latino residents
  - + ***5 Pop-Up Engagements*** at community hubs (with particular emphasis on Southside)
  - + ***9 External Stakeholder Interviews***
  - + ***7 Monthly Zoning Advisory Council (ZAC) Meetings***
- ~400 Stakeholders Directly Engaged or ~20% of goal set for entire 2-year zoning update process***





# SUMMARY OF ENGAGEMENT TO DATE: KEY ACHIEVEMENTS

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## POP-UPS



~125 people

## OPEN HOUSES



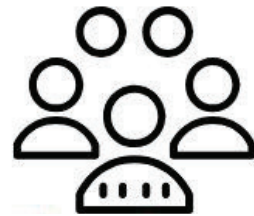
~45 people

## ZONING 101 WEBINARS



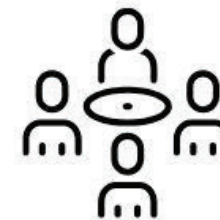
~120 people

## ZONING PANEL DISCUSSION



~75 people

## STAKEHOLDER-FOCUSED ROUNDTABLES



~15 people

# SUMMARY OF ENGAGEMENT TO DATE: KEY TAKEAWAYS

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## FUTURE OF ZONING

- + *Success of future zoning implementation ties directly to implementation of related **housing, transportation, economic, and climate policies***
- + ***ADUs and tiny homes** will be beneficial for expanding housing opportunity*
- + *Support for **mixed-use neighborhood development near transit options** (especially south of the river)*

## NEIGHBORHOOD USES & COMPATIBILITY

- + *Zoning should support **economic diversification** (e.g. reduced number of similar and nuisance businesses on one block) and reduced car-reliance (e.g. drive-thru businesses)*
- + *Concerns expressed about businesses that cater only to 9-5 workers and do not **stay open to service local residents***



# SUMMARY OF ENGAGEMENT TO DATE: KEY TAKEAWAYS

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## AGING IN PLACE

- + Zoning should **allow more flexibility for homeowners** to expand on existing lots
- + Create zoning to allow for **senior apartment buildings** and other **housing that supports aging in place**
- + **Mixed-generation housing** is important
- + Zoning should **address affordability** and reduce barriers through **rent-to-own programs** and multi-unit buildings

## POTENTIAL POSITIVE IMPACTS IN ZONING

- + Rental housing is limited, and zoning can be the tool to **increase/diversify supply**
- + Zoning should **reduce need for special use permits** and streamline process for creating housing options
- + The concentration of a single type of housing in certain areas is problematic, and zoning should **allow for more diverse housing options**
- + Interest was expressed in **how zoning will address affordability** given state-imposed limitations (Dillon Rule)

# SUMMARY OF ENGAGEMENT TO DATE: REFLECTION 1

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*Most stakeholders are **unfamiliar with zoning**; meaningful engagement requires **public education** around what zoning is and **what it can/can't do** (and, in some cases, education and framing about Richmond 300)*

## LESSONS FOR 2025

+ *Future engagement efforts/materials must **consciously differentiate** between **zoning policy and direct investments***



# SUMMARY OF ENGAGEMENT TO DATE: REFLECTION 2

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*Unsurprisingly, larger public events (Open Houses and Panel Discussions) have typically drawn **stakeholders historically involved in other public planning process** - largely White residents, aged 35+*

## LESSONS FOR 2025

- + *Non-traditional engagement tools, like **pop-ups and stakeholder-focused roundtable discussions** (focus groups) have been and will continue to be important tools for engaging populations like **renters, Latino residents, and African American residents***
- + *We will continue to **work through existing community networks** to expand engagement to **historically underrepresented populations***
- + *Ensuring we have **bilingual materials and team members on hand** to meet diverse language needs is also critical to maintain throughout the project*

# SUMMARY OF ENGAGEMENT TO DATE: REFLECTION 3

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*People think about zoning in connection to other policy issues/initiatives (e.g., sustainability, transportation, housing)*

## LESSONS FOR 2025

- + *Where possible, **partner with other city departments** at future engagements and incorporate information about other **prior or ongoing planning initiatives** to allow for holistic policy discussions and help stakeholders **make the link to zoning***

# KEY ENGAGEMENT TOOLS FOR 2025

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## ENGAGEMENT FRAMEWORK FOR 2025

- + *Panel Discussions and Open Houses (3 each)*
- + *Activations (up to 18 in total)*
- + *“Code Connect” sessions*
- + *Stakeholder and organization co-hosted roundtables*
- + *Existing organizations and civic leaders as partners and co-conveners*
- + *Richmond 300 Ambassadors as co-conveners*
- + *Neighborhood Association engagement (mostly led by the City)*
- + *Pop-Ups*

## TARGETED POPULATIONS FOR ENGAGEMENT

- + *Latino households*
- + *Youth engagement*
- + *8th and 9th Districts*

# 2025-2026 TIMELINE



# OVERALL PROJECT TIMELINE



FEBRUARY 2024 - MAY 2024

PHASE 1  
**PROJECT INITIATION**

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

MAY 2024 - FEBRUARY 2025

PHASE 2  
**PATTERN BOOK**

*Analysis of existing and traditional urban and architectural form.*

PHASE 3  
**ZONING ORDINANCE FRAMEWORK**

*Analysis of existing ordinance.*

PHASE 4  
**ZONING DISTRICTS FRAMEWORK**

*Conceptual framework and districts for new ordinance, not yet addressing detailed metrics.*

MARCH 2025 - SPRING 2026

PHASE 5  
**DRAFT & FINAL ZONING ORDINANCE**

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

# NEXT TWO MONTHS

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## JANUARY

- Jan 15 **ZAC Meeting**
- **Complete Draft Pattern Book** available for review
- Meetings with **Neighborhood Associations** on **Pattern Book**
- Consultant team working with City staff on **mapping tests** (draft mapping to be shared in March)

## FEBRUARY

- No ZAC Meeting
- **Feb 11 Panel Event** with **Housing Focus**
- **Pattern Book** and **Conceptual Zoning Districts** shared at two **evening Open Houses** (Feb 12 & 13 in the North and South) and one **mid-day pop-up** (Feb 13 at City Hall)

# 2025-2026: MODULE-BASED APPROACH

+ Draft code will be delivered in three separate parts or “modules” in 2025.

+ Each module delivery will provide opportunity for detailed review and discussion by ZAC.

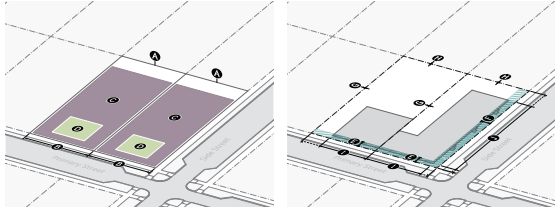
+ Three modules will then be revised and assembled as a complete draft.

## MODULE 1: DISTRICTS, USES & MAPS

ARTICLE 19-2  
ZONING DISTRICTS

2.5.3. MX-3 MIXED USE 3

A. SITE



1. LOT SIZE		Sec. 2.11.2.
Area (min)	None	
Width (min)		
Front access	40'	
Side/rear access	15'	
2. COVERAGE		Sec. 2.11.4.
Building coverage (max)	80%	
Outdoor amenity space (min)	10%	
3. BUILDING SETBACKS		Sec. 2.11.5.
Primary street lot line (min/max)	0' / 10'	
Side street lot line (min/max)	0' / 10'	
Side lot line (min)	0'	
Rear lot line (min)	0'	
Alley lot line (min)	5'	
4. TRANSITIONS		Sec. 2.11.6.
Transition type	Type A, B	
5. BUILD-TO		Sec. 2.11.7.
Build-to width (min)		
Primary street	75%	
Side street	45%	
6. PARKING SETBACKS		Sec. 2.11.8.
Primary street (min)	20'	
Side street (min)	5'	
7. FENCES AND WALLS		Sec. 2.11.9.
Front yard height (max)	Type B   3'	
Side street yard height (max)	Type C   6'	
Side/rear yard height (max)	Type F   8'	


2-38 Development Code | Greenville, South Carolina June 12, 2023

Full zoning districts, use matrix and zoning maps

## MODULE 2: DEVELOPMENT STANDARDS

SIGNS

D. WALL SIGN



1. DESCRIPTION	
A sign attached flat and parallel to the exterior wall of a building or structure, extending no more than 12 inches from the wall.	
2. GENERAL STANDARDS	
a. Not allowed above roof line or parapet.	
b. May only be displayed on facades that include a customer entrance or the appearance of display windows.	
c. Must contain dimensional copy that projects at least 0.5 inches through either sandblasting or projecting letters.	
3. NUMBER OF SIGNS	
Maximum of 1 per lot or 30' of building frontage, whichever is greater.	
4. TOTAL SIGN AREA	
Combined area of all window, wall, painted wall, awning, canopy and projecting signs (max)	1.5 SF per linear foot of building frontage or 32 sf, whichever is greater.
5. INDIVIDUAL SIGN DIMENSIONS	
Area (max)	50 SF
Projection width (max)	1 foot

4-96 Development Code | Greenville, South Carolina June 12, 2023

Landscaping, transitions, signs, vehicle access, and other city-wide standards

## MODULE 3: ADMINISTRATION & OTHER PROVISIONS

APPROVAL PROCESSES

19-6.2.10. MINOR SITE PLAN

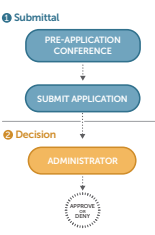
A. Applicability  
Minor Site Plan applies to development projects that do not require a Major Stormwater Permit.

B. Application Requirements

- Pre-Application Conference
  - Before submitting an application for a Minor Site Plan, an applicant must schedule a pre-application conference with the Administrator to discuss the procedures, standards, and regulations required for approval. This requirement may be waived at the discretion of the Administrator.
  - At the pre-application conference, the Administrator will determine if the application qualifies as a Minor Site Plan. If the Administrator determines the application qualifies as a Minor Site Plan, the application will be processed according to the procedures in Sec. 6.2.11.
- Application Submittal  
Following the pre-application conference, an applicant may start the application process. To begin, a complete application form, required plans, and review fees must be filed with the Planning and Development Department. Other general submittal requirements for all development review applications are listed in Sec. 6.2.1.

C. Review and Action Process

- Administrative Action
  - The Administrator is authorized to approve requests for a Minor Site Plan.
  - The Administrator must review each application and approve, approve with conditions, or deny the application based on the standards as defined in the Development Code and the Engineering Design and Specifications Manual.
- Appeal of Administrative Decision  
Appeals of administrative decisions on Minor Site Plans may be taken to the Board of Zoning Appeals and must follow the procedures in Sec. 6.2.15.



6-38 Development Code | Greenville, South Carolina June 12, 2023

Processes for review of applications, and how to allow amendments or relief

# 2025-2026: DELIVERY OF MODULES

## MARCH 2025 - JUNE 2025

### MODULE 1 **DISTRICTS, USES & MAPS**

*Draft detailed zoning districts, use tables and mapping.*

#### **ZAC MEETINGS:**

- March: Presentation of Draft
- April: Discussion
- May: Discussion

#### **PUBLIC MEETINGS:**

- June: Open House & Panel Event

## JUNE 2025 - AUGUST 2025

### MODULE 2 **DEVELOPMENT STANDARDS**

*Draft building and site development standards.*

#### **ZAC MEETINGS:**

- June: Presentation of Draft
- July: Discussion
- August: Discussion

## SEPTEMBER 2025

### MODULE 3 **ADMINISTRATION & OTHER PROVISIONS**

*Draft administrative language and other items not previously presented.*

#### **ZAC MEETINGS:**

- September: Presentation of Draft and Discussion



# 2025-2026: COMPLETION OF CODE

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## OCTOBER 2025 - DECEMBER 2025

### CONSOLIDATED DRAFT **COMPLETE CODE**

*Revised draft combining all three modules.*

#### **ZAC MEETINGS:**

- **October: Presentation of Draft**
- **November: Discussion**
- **December: Discussion**

#### **PUBLIC MEETINGS:**

- **October: Open House & Panel Event**

## WINTER/SPRING 2026

### FINAL PRODUCT **COMPLETE CODE**

*Public hearing draft ready for formal adoption process.*

# DISCUSSION

# WORKING GROUPS

# ROLE OF WORKING GROUPS

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- + *Opportunity for both **ZAC members** and **members of the public** to get involved in more informal, **thematically-focused discussion**. Working groups will **review the modules through a particular focus**, as they are released.*
- + *Each working group will meet one or more times in 2025, **aligned to the module delivery timeline**. Looking for ZAC members to **lead the working groups**, if there is a particular area of interest.*
- + *Potential working groups include:*
  - + *Housing affordability?*
  - + *Sustainability?*
  - + *Small business support?*
  - + *Community safety?*

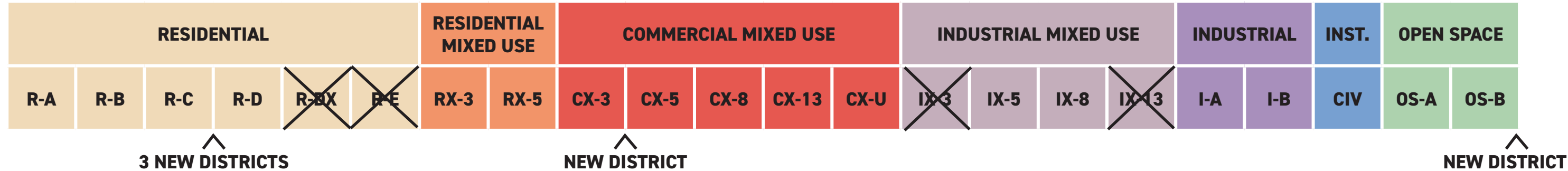


# DISCUSSION

# UPDATED ZONING DISTRICTS

# UPDATE: ADJUSTMENTS TO DISTRICTS

## PREVIOUSLY PROPOSED ZONING DISTRICTS



### GENERAL

- + Renaming some districts to be more intuitive

### RESIDENTIAL

- + Expanded scope for R-A
- + Removal of duplexes from R-B and R-C
- + Addition of small lot single-detached district
- + Addition of districts that allow up to 2 and 6 units
- + Merger of R-DX with RX-3
- + Removal of R-E (deep front setback district)

### RESIDENTIAL MIXED USE

- + Removal of restrictions on commercial size

### COMMERCIAL MIXED USE

- + Addition of new auto-oriented commercial district

### INDUSTRIAL MIXED USE

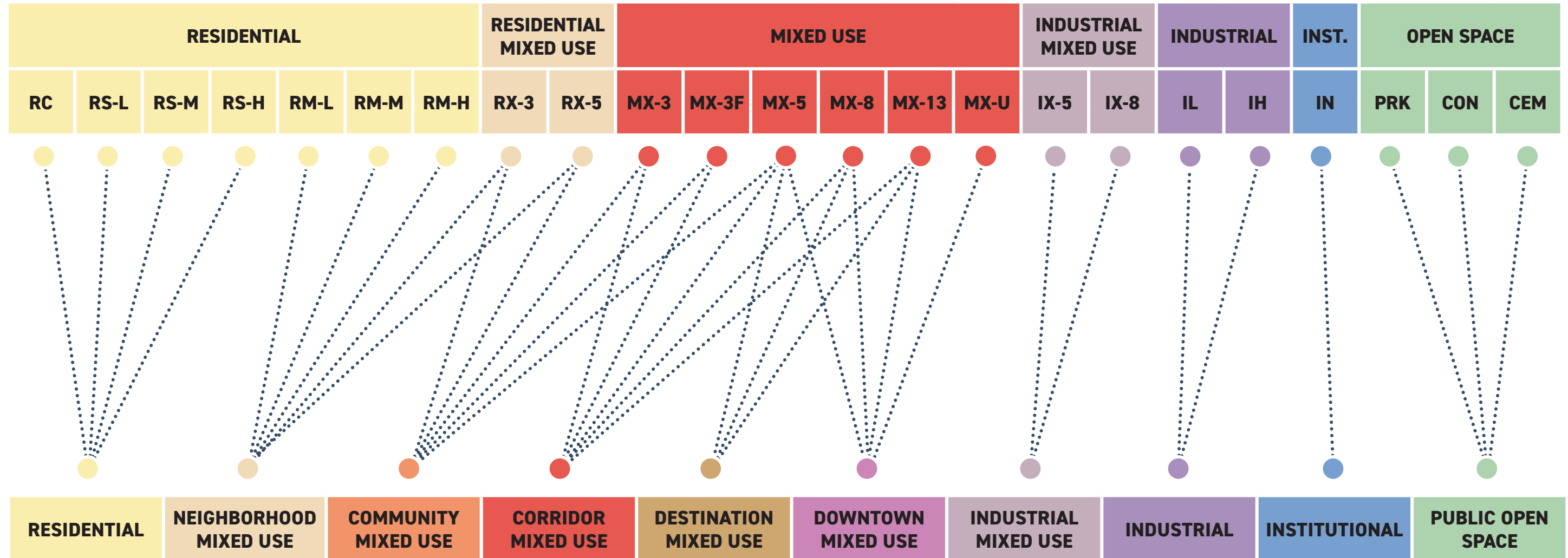
- + Reduction in number of IX districts

### OPEN SPACE

- + Addition of new district for cemeteries

# REVISED DISTRICTS

## PROPOSED ZONING DISTRICTS



## RICHMOND 300 LAND USES



# FOR DISCUSSION: RC

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## EXPANDED SCOPE FOR R-A BEYOND TRADITIONAL MANUFACTURED HOMES

- + Can accommodate “tiny homes” and small-unit “cottage court” developments
- + Developments can be subdivided or under single ownership
- + Allows higher density, but limits unit size

### *WHY?*

- + *Increases versatility of district*
- + *Promotes other options for affordable rental or home ownership*
- + *Will exist as a tool, but likely not to be widely mapped initially*

# FOR DISCUSSION: RS-H

## NEW SMALLER-LOT SINGLE-FAMILY DISTRICT

+ 2,000 sf lot size and 20' lot width

### WHY?

- + *Richmond 300 says Residential lots will range up to 5,000-20,000 sf*
- + *Less than 5,000 SF - helps resolve nonconformities:*
  - + *21% of R-5 lots are under 5,000 sf*
  - + *Only 2% of R-5 lots are below 2,000 sf*

### Residential

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

Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

Ground Floor: Not applicable.

Mobility: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas;

however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

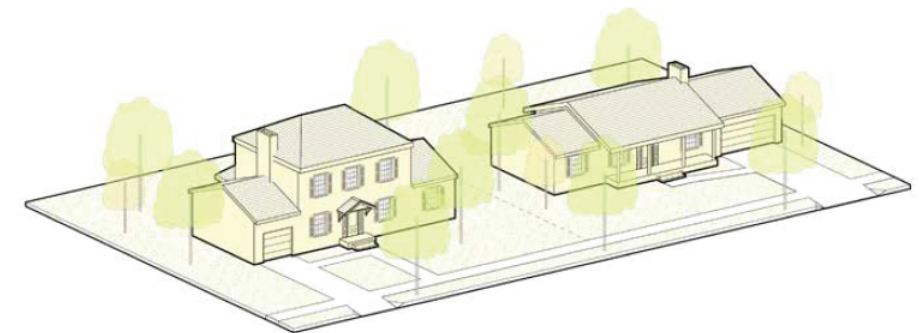
Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets (see Street Typologies Map).



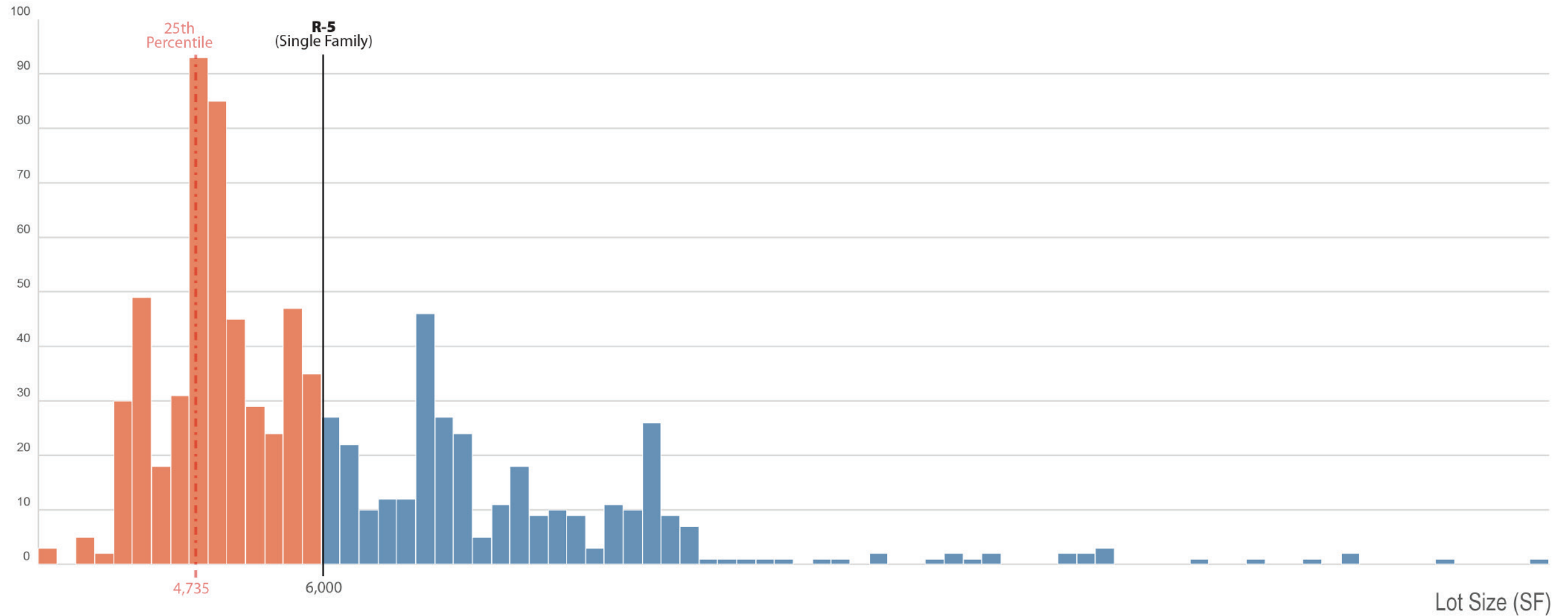
Duplexes, also known as two-family homes [top], and small multi-family buildings [bottom] are secondary uses.



Residential Diagram 1

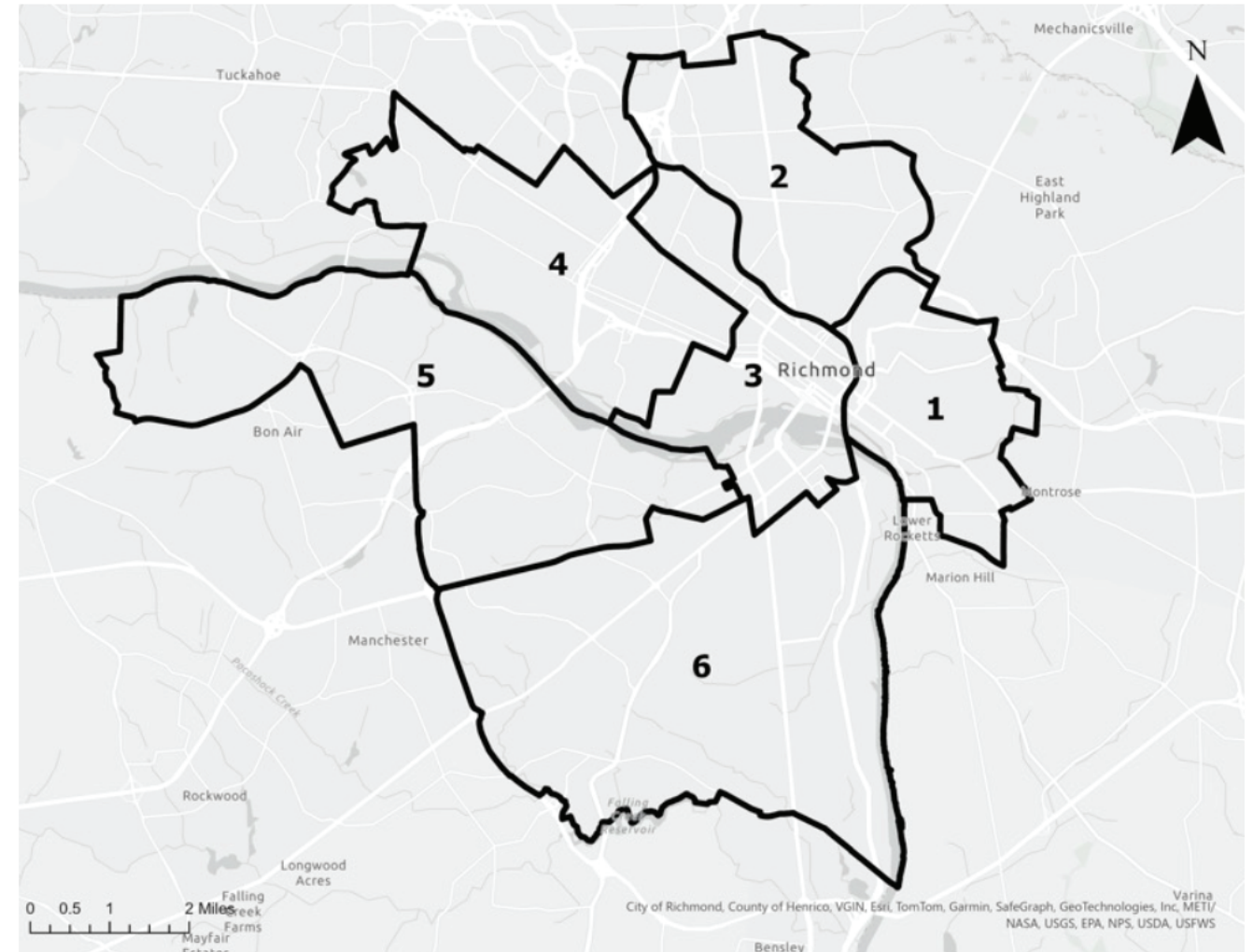
# FOR DISCUSSION: RS-H

## OAK GROVE: PARCEL SIZE DISTRIBUTION



# FOR DISCUSSION: RS-H

<b>R3 - 10,000 SF</b>	<b>Scenario 1</b> 2 SFD (5,000 SF lot size)	<b>Scenario 2</b> 5 SFD (2,000 SF lot size)
<b>Sub Area 1</b>	--	--
<b>Sub Area 2</b>		
Land value	\$94,179	\$75,268
Vacant lots/lots below value	9/0	9/0
Developed lots/lots below value	318/2	318/1
Annual rate of change	<1 lot (0.03%)	<1 lot (0.02%)
<b>Sub Area 3</b>	--	--
<b>Sub Area 4</b>		
Land value	\$519,586	\$713,379
Vacant lots/lots below value	0/0	0/0
Developed lots/lots below value	69/0	69/8
Annual rate of change	0 lots (0.00%)	<1 lot (0.10%)
<b>Sub Area 5</b>		
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
Annual rate of change	9 lots (0.37%)	9 lots (0.37%)
<b>Sub Area 6</b>		
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
Annual rate of change	0 lots (0.00%)	0 lots (0.00%)



# FOR DISCUSSION: RM-L

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## NEW DUPLEX DISTRICT

- + Add a new detached or attached 2-unit maximum (duplex) district between RS-H & RM-M
- + RS-H: small lot single-family + ADU
- + RM-M & RM-H: multi-family up to 6 & 12 units max in a building

### WHY?

- + *This would replace much of the existing R-6, R-7 and R-8 zoning in places like Jackson Ward and The Fan, and would be a closer match with these districts*
- + *Existing concentrations of multi-family buildings in these areas would get RM-M or RM-H zoning*

# FOR DISCUSSION: RM-M

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## NEW SMALLER MULTI-UNIT DISTRICT

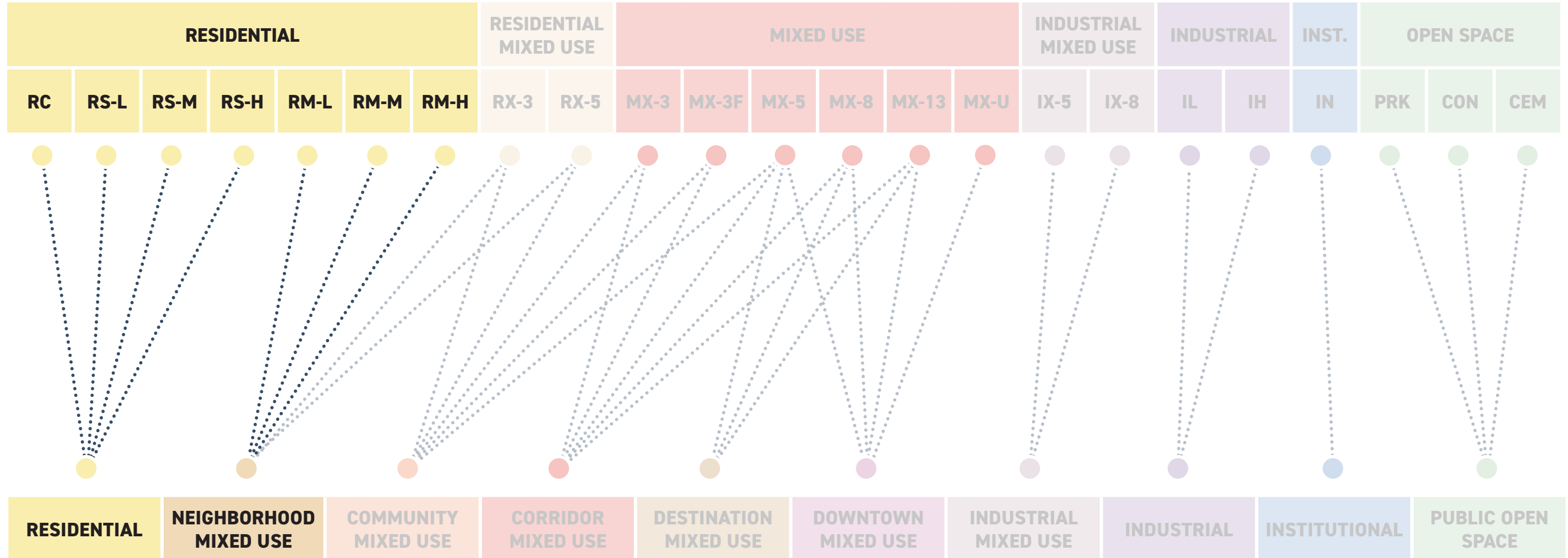
- + Add a new multi-unit district for up to 6 units per building
- + Also allows single-unit attached and detached

### *WHY?*

- + *Previous Residential multi-unit district (R-D) allowed up to 12 units per building, a big step up from single-unit districts*
- + *Will support small multi-unit missing middle developments*

# RESIDENTIAL DISTRICTS

## PROPOSED ZONING DISTRICTS



## RICHMOND 300 LAND USES



## Residential Cottage (former R-A)

RC	RS-L	RS-M	RS-H	RM-L	RM-M	RM-H
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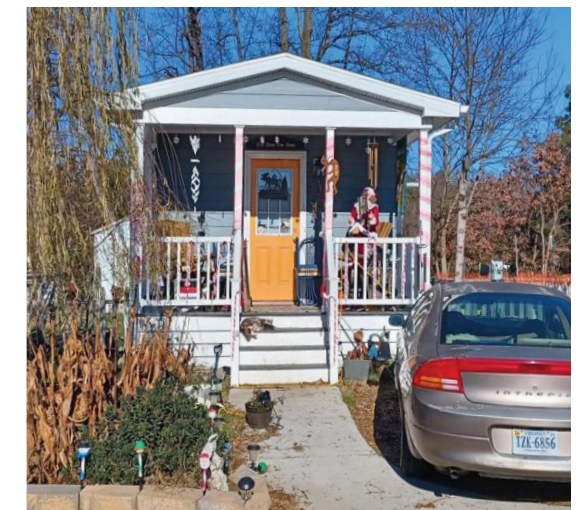
**CURRENT COMPARABLE ZONING**

**R-MH**

**INTENT**

**Neighborhoods** offering small detached units as **attainable housing opportunities**. May include manufactured and tiny home parks and cottage courts.

Site area (min)	20,000 SF
Site width (min)	100'
Site setbacks (min)	10'
Units/building (max)	1
Height (max)	1.5 stories
Floor area (max)	1,200 sf
Parking location	Front, 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
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## Residential Single Unit-Low Intensity (former R-B)

RC	<b>RS-L</b>	RS-M	RS-H	RM-L	RM-M	RM-H
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**CURRENT COMPARABLE ZONING**

**R-1, R-2**

**INTENT**

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

Lot size (min)	15,000 SF
Lot width (min)	90'
Units/building (max)	1 +ADU
Height (max)	3 stories
Front setback (min)	25'
Parking location	Front, side, rear



<b>RESIDENTIAL</b>	NEIGHBORHOOD MIXED USE	COMMUNITY MIXED USE	CORRIDOR MIXED USE	DESTINATION MIXED USE	DOWNTOWN MIXED USE	INDUSTRIAL MIXED USE	INDUSTRIAL	INSTITUTIONAL	PUBLIC OPEN SPACE
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## Residential Single Unit-Medium Intensity (former R-C)

RC	RS-L	<b>RS-M</b>	RS-H	RM-L	RM-M	RM-H
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### CURRENT COMPARABLE ZONING

**R-3, R-4**

### INTENT

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

Lot size (min)	5,000 SF
Lot width (min)	50'
Units/building (max)	1 + ADU
Height (max)	3 stories
Front setback (min)	15'
Parking location	Side, rear



<b>RESIDENTIAL</b>	NEIGHBORHOOD MIXED USE	COMMUNITY MIXED USE	CORRIDOR MIXED USE	DESTINATION MIXED USE	DOWNTOWN MIXED USE	INDUSTRIAL MIXED USE	INDUSTRIAL	INSTITUTIONAL	PUBLIC OPEN SPACE
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## Residential Single Unit–High Intensity

RC	RS-L	RS-M	<b>RS-H</b>	RM-L	RM-M	RM-H
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**CURRENT COMPARABLE ZONING**

**R-5, R-5A**

**INTENT**

Higher-density housing on lots no less than **2,000 SF**, including **single-family detached** and ADUs.

Lot size (min)	2,000 SF
Lot width (min)	20'
Units/building (max)	1 + ADU
Height (max)	3 stories
Front setback (min)	15'
Parking location	Side, rear



<b>RESIDENTIAL</b>	NEIGHBORHOOD MIXED USE	COMMUNITY MIXED USE	CORRIDOR MIXED USE	DESTINATION MIXED USE	DOWNTOWN MIXED USE	INDUSTRIAL MIXED USE	INDUSTRIAL	INSTITUTIONAL	PUBLIC OPEN SPACE
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# RESIDENTIAL

NEW DISTRICT, UP TO 2 UNITS

## Residential Multi Unit-Low Intensity

RC	RS-L	RS-M	RS-H	<b>RM-L</b>	RM-M	RM-H
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### CURRENT COMPARABLE ZONING

**R-6, R-7, R-8**

### INTENT

Medium-density low-rise housing, including **single-family detached, single-family attached and duplexes.**

Lot size (min)	0 SF
Lot width (min)	0'
Units/building (max)	2
Height (max)	3 stories
Building width (max)	50'
Front setback (min)	10'
Parking location	Rear



<b>RESIDENTIAL</b>	NEIGHBORHOOD MIXED USE	COMMUNITY MIXED USE	CORRIDOR MIXED USE	DESTINATION MIXED USE	DOWNTOWN MIXED USE	INDUSTRIAL MIXED USE	INDUSTRIAL	INSTITUTIONAL	PUBLIC OPEN SPACE
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## Residential Multi Unit–Medium Intensity

RC	RS-L	RS-M	RS-H	RM-L	<b>RM-M</b>	RM-H
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### CURRENT COMPARABLE ZONING

**R-8, R-43, R-48, R-53, R-63**

### INTENT

Medium-density low-rise housing, including **single-family detached, duplexes, townhouses, and multi-plexes (up to 6 units per building).**

Lot size (min)	0 SF
Lot width (min)	0'
Units/building (max)	6
Height (max)	3 stories
Building width (max)	100'
Front setback (min)	10'
Parking location	Rear



RESIDENTIAL	<b>NEIGHBORHOOD MIXED USE</b>	COMMUNITY MIXED USE	CORRIDOR MIXED USE	DESTINATION MIXED USE	DOWNTOWN MIXED USE	INDUSTRIAL MIXED USE	INDUSTRIAL	INSTITUTIONAL	PUBLIC OPEN SPACE
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# RESIDENTIAL

FORMERLY PROPOSED R-D RETITLED, UP TO 12 UNITS

## Residential Multi Unit-High Intensity (former R-D)

RC	RS-L	RS-M	RS-H	RM-L	RM-M	<b>RM-H</b>
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### CURRENT COMPARABLE ZONING

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

### INTENT

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

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'
Parking location	Rear

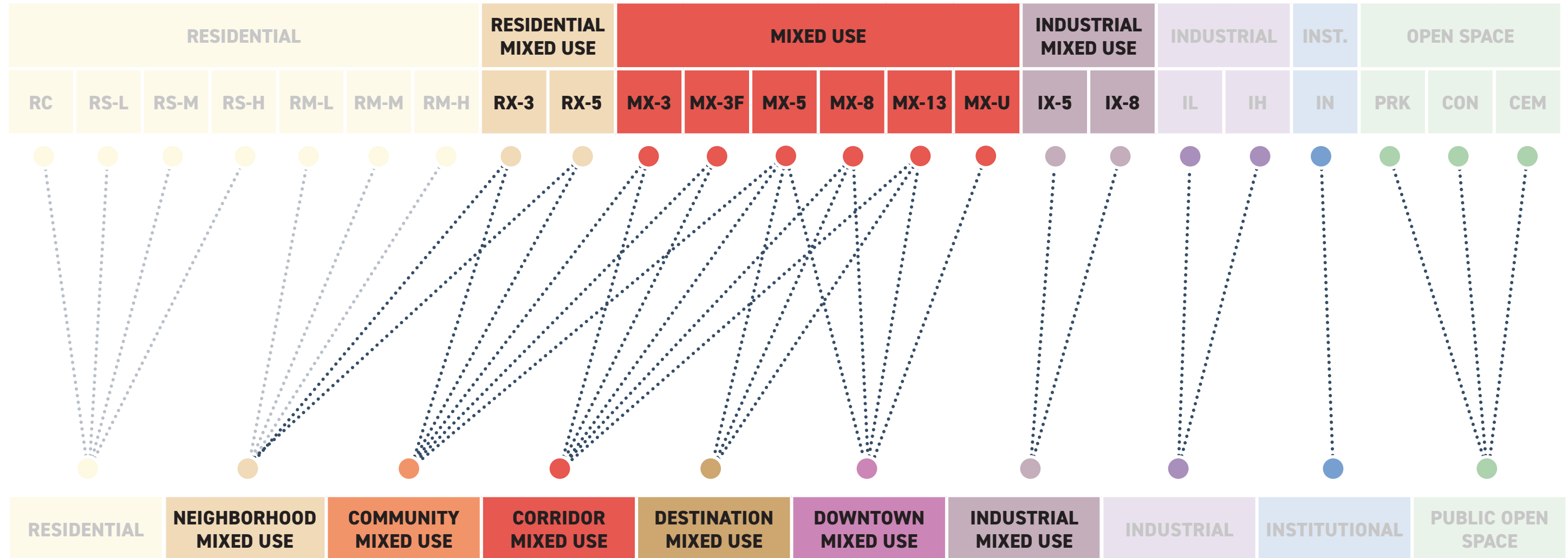


RESIDENTIAL	<b>NEIGHBORHOOD MIXED USE</b>	COMMUNITY MIXED USE	CORRIDOR MIXED USE	DESTINATION MIXED USE	DOWNTOWN MIXED USE	INDUSTRIAL MIXED USE	INDUSTRIAL	INSTITUTIONAL	PUBLIC OPEN SPACE
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# MIXED USE DISTRICTS

## PROPOSED ZONING DISTRICTS



## RICHMOND 300 LAND USES

# RESIDENTIAL MIXED USE

MAXIMUM COMMERCIAL AREA REMOVED

## Residential Mixed Use-3, -5

RX-3	RX-5	MX-3	MX-3F	MX-5	MX-8	MX-13	MX-U	IX-5	IX-8
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### CURRENT COMPARABLE ZONING

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

### INTENT

- » Low- and medium-intensity housing that allows ground floor commercial uses.
- » Cannot do an all commercial building.

Lot size (min)  
 Lot width (min)  
 Height (max)  
 Building width (max)  
 Front setback (min/max)  
 Build-to (min)  
 Parking location

	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, 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
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# MIXED USE

## Mixed Use-3, -5 (former CX-3, -5)



### CURRENT COMPARABLE ZONING

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

### INTENT

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

	<b>MX-3</b>	<b>MX-5</b>
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, structure



# MIXED USE

NEW DISTRICT, ALLOWS MORE AUTO-ORIENTED USES/FORMS

## Mixed Use-3 Flex



### CURRENT COMPARABLE ZONING

**B-2, B-3**

### INTENT

- » Low-intensity buildings.
- » Allows flexible **commercial uses** and forms, including **auto-oriented ones**

	<b>MX-3F</b>
Lot size (min)	0 SF
Lot width (min)	0'
Height (max)	3 stories
Building width (max)	300'
Front setback (min/max)	15'/30'
Build-to (min)	40%
Parking location	Rear, side





# MIXED USE

## Mixed Use-8, -13, -U (former CX-8, -13, -U)



### CURRENT COMPARABLE ZONING

#### B-4, TOD-1

#### INTENT

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

	MX-8	MX-13	MX-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	Rear, structure	Rear, structure	Rear, structure



# INDUSTRIAL MIXED USE

## Industrial Mixed Use-5, -8

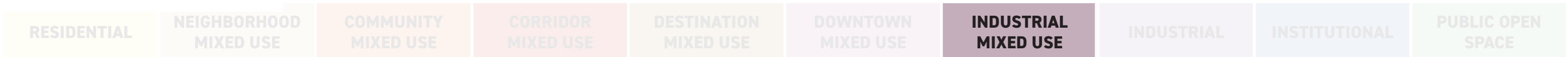


**CURRENT COMPARABLE ZONING**  
**M1, B-7**

### INTENT

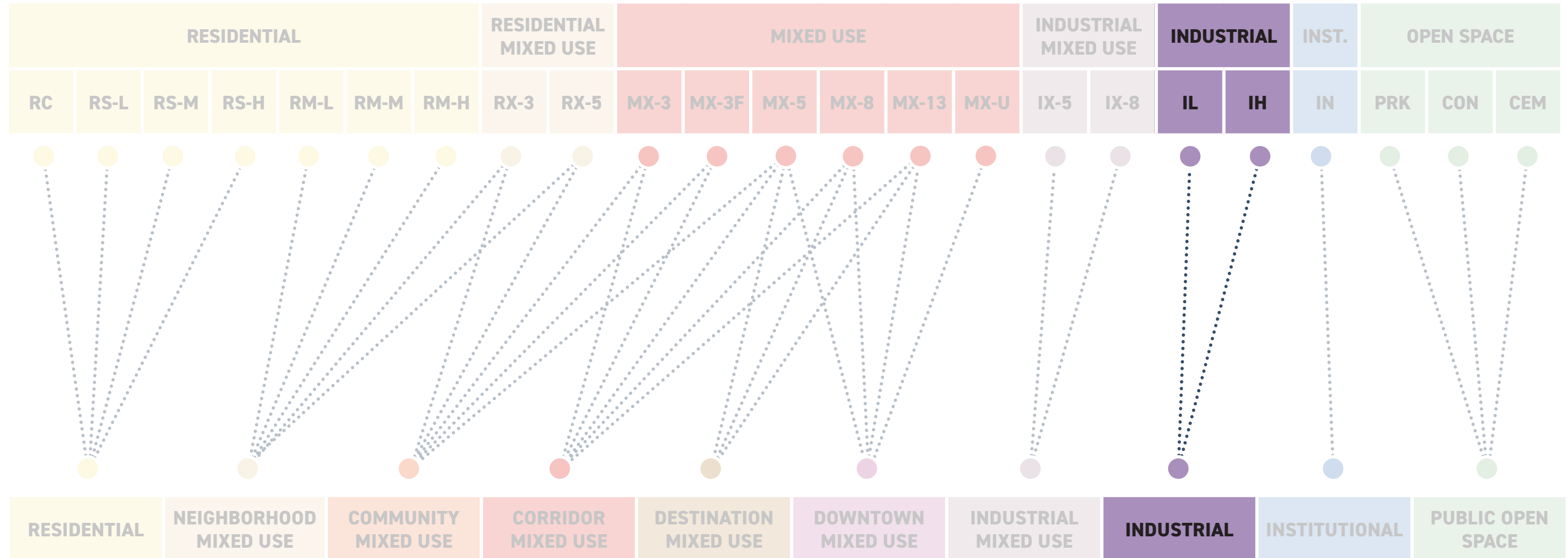
- » Accommodates a variety of **residential, commercial** and **light industrial** uses
- » Allows a variety of buildings - **rowhouses, apartments, ground floor retail with office or residential above,** and larger industrial buildings

	IX-5	IX-8
Lot size (min)	0 SF	0 SF
Lot width (min)	0'	0'
Height (max)	5 stories	8 stories
Building width (max)	125'	200'
Front setback (min/max)	10'/20'	10'/20'
Build-to (min)	75%	85%
Parking location	Rear, structure	Rear, structure



# INDUSTRIAL DISTRICTS

## PROPOSED ZONING DISTRICTS



## RICHMOND 300 LAND USES



# INDUSTRIAL

## Industrial Light (former I-A)

IL

IH

### 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	Front, 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

## Industrial Heavy (former I-B)

IL

IH

### 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	Front, rear, side



RESIDENTIAL

NEIGHBORHOOD  
MIXED USE

COMMUNITY  
MIXED USE

CORRIDOR  
MIXED USE

DESTINATION  
MIXED USE

DOWNTOWN  
MIXED USE

INDUSTRIAL  
MIXED USE

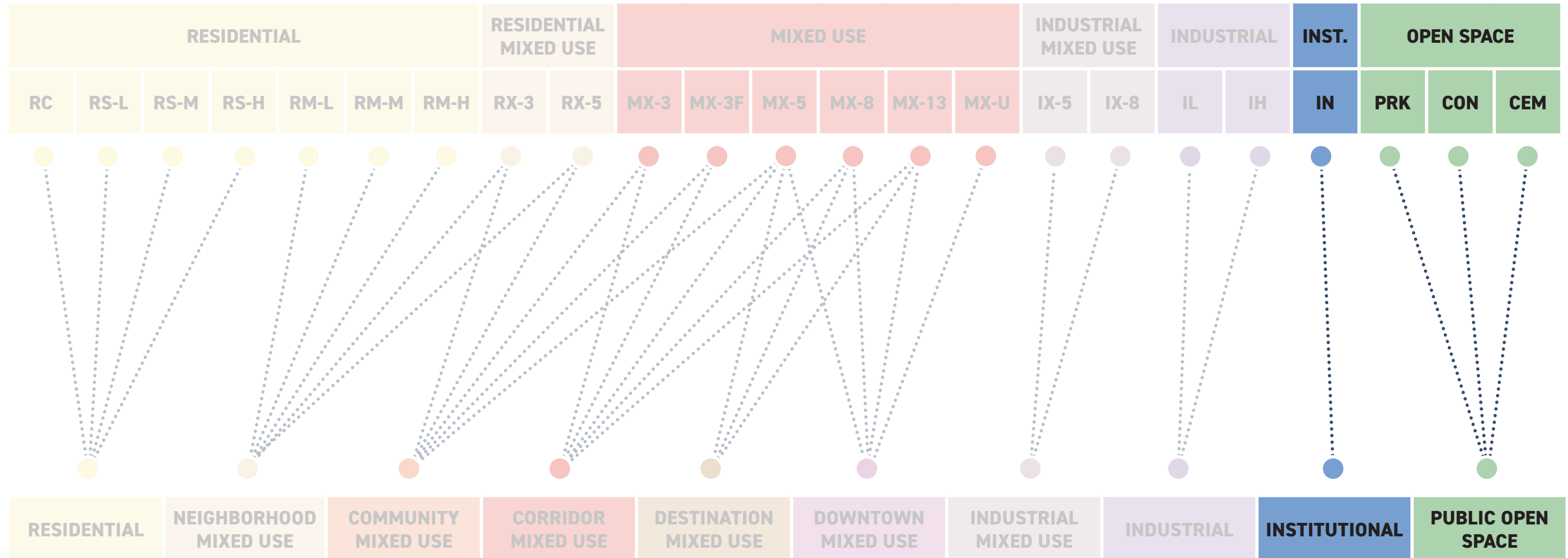
**INDUSTRIAL**

INSTITUTIONAL

PUBLIC OPEN  
SPACE

# INSTITUTIONAL & OPEN SPACE DISTRICTS

## PROPOSED ZONING DISTRICTS



## RICHMOND 300 LAND USES



# INSTITUTIONAL

## Institutional (former CIV)

IN	PRK	CON	CEM
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### 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	Front, 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
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# OPEN SPACE

## Park (former OS-A)



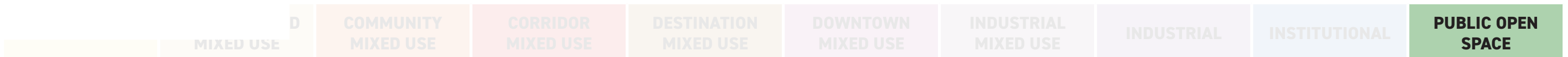
### CURRENT COMPARABLE ZONING

**New**

### INTENT

- » To create, preserve and **enhance parkland** to meet **active recreational** needs
- » 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	Front, rear, side





# OPEN SPACE

## Conservation (former OS-B)



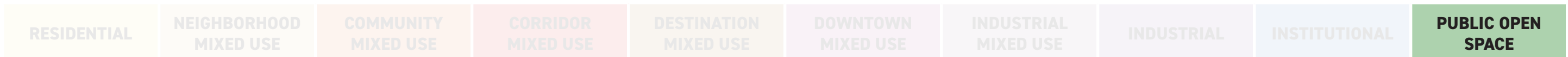
### CURRENT COMPARABLE ZONING

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)	0 SF
Lot width (min)	0'
Height (max)	35'
Front setback (min)	30'
Parking location	Font, rear, side



## Cemetery (former OS-C)



### CURRENT COMPARABLE ZONING

New

### INTENT

- » To **bury** human remains and **memorialize** the deceased
- » Although **primarily open space**, may include chapels, mausoleums, and administrative/maintenance structures

Lot size (min)	0 SF
Lot width (min)	0'
Height (max)	35'
Front setback (min)	30'
Parking location	Front, rear, side





# DISCUSSION