

PART 3

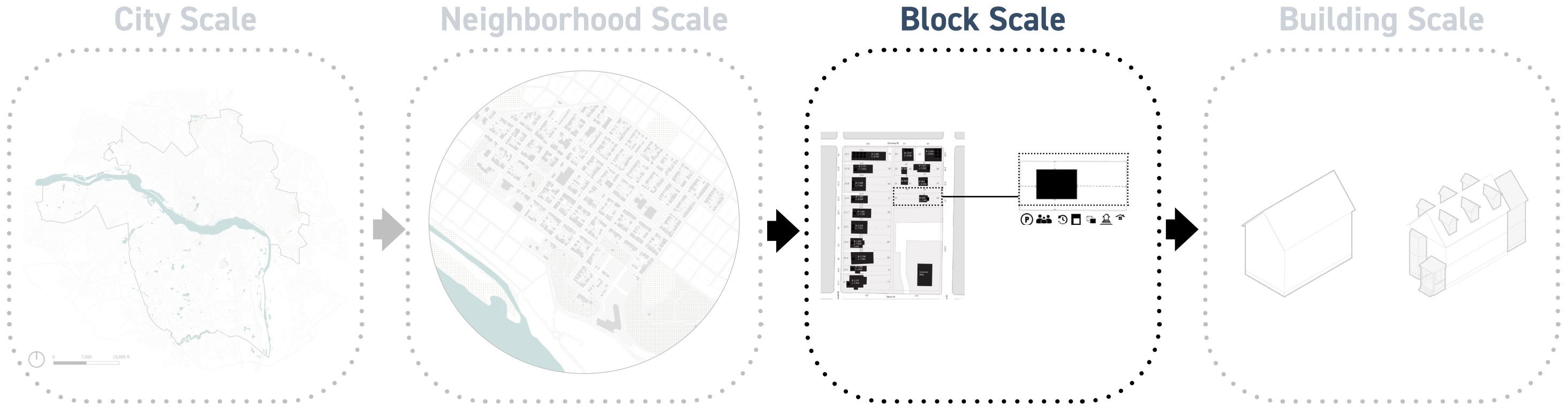
BLOCK SCALE ANALYSIS

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This is a planning study intended to show basic urban patterns and data trends throughout areas of the City of Richmond so as to help inform policy decision-making. It is not intended to determine legal compliance or noncompliance of an individual building or property with any portion of Chapter 30 - Zoning of the Code of Ordinances. This analysis has been performed using data from the City of Richmond, visual assessment, and other sources. Data are not guaranteed.

ANALYSIS ACROSS SCALES



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

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

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

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

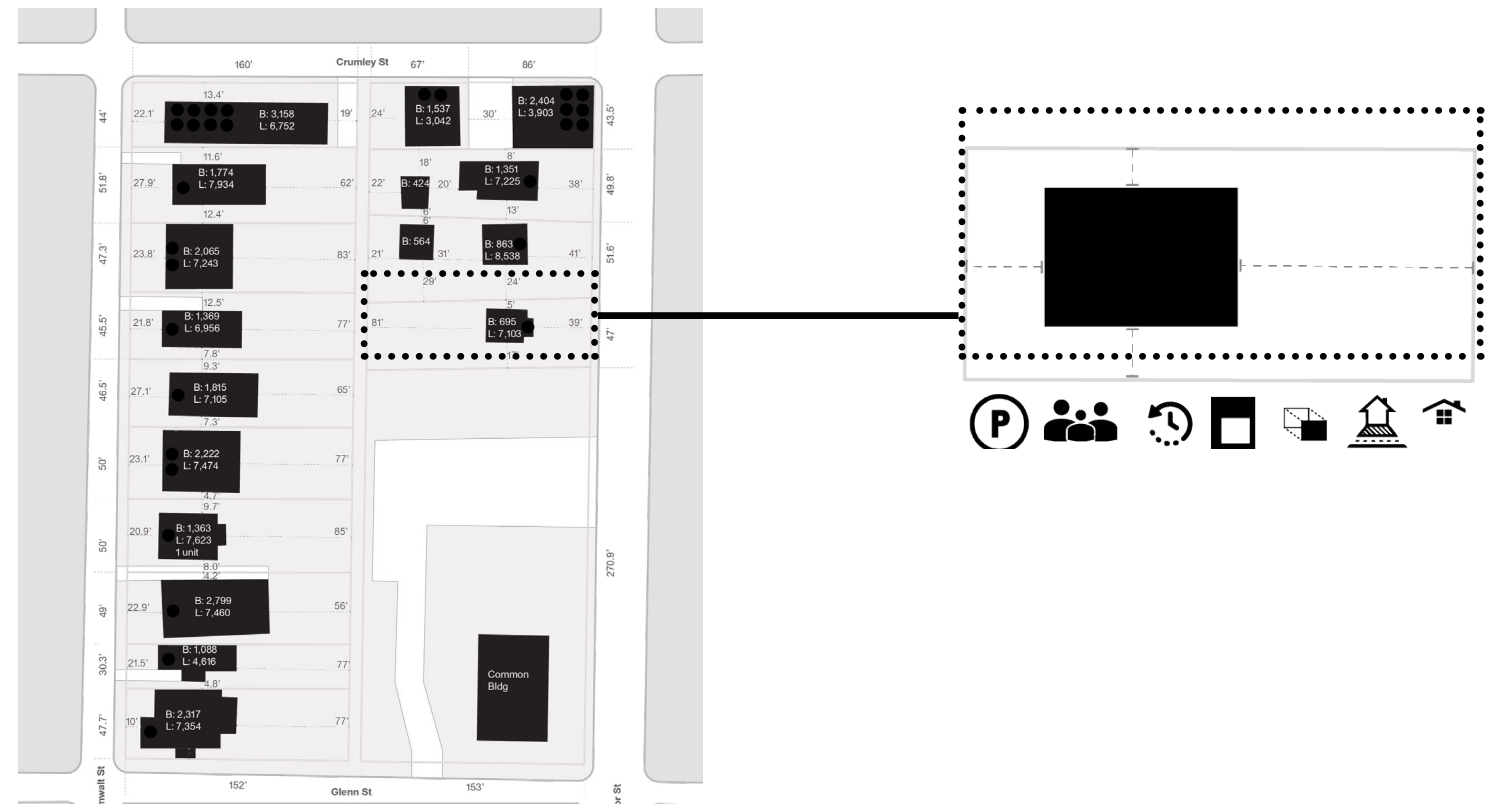
- + Building Type➔ Property Type
- + Frontage
- + Roofline Form and Fenestration

Lot Dimensions (nonconformities)

- + Lot size
- + Lot Width

Setbacks

- + Required Setbacks
- + Accessory Structure presence



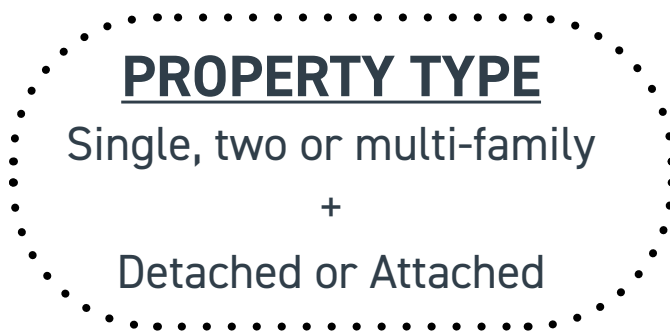
BLOCK ANALYSIS METHODOLOGY

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



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	Street/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

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	Street/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		
	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.

BLOCK ANALYSIS METHODOLOGY

Nonconformities

For the lot size, lot width, lot coverage, and building height fields under category 2. *Lot Dimensions and Density*, and all the fields besides Accessory Structure within category 3. *Setbacks*, the summary table for each analyzed block indicates whether the given metric conforms or does not conform with the applicable zoning metric. The numerical summary table used a gradient between green and red fill to indicate the approximate level of conformity/nonconformity. For the R-6, R-7, and R-63 districts, the conformity/nonconformity was set depending on the defined property type (SFD, SFA, 2FD, 2FA, MF, or others).

If a given zoning district does not have a metric for a given property type that is not allowed, for example if there was a multifamily property in an R-6 district that only allows for single and two-family residential buildings, the spreadsheet uses the strictest metric available—usually the two-family detached metric. (Note that for R-63 districts, the spreadsheet assumes no minimum lot sizes or maximum building heights for parcels with unregulated property types since the only other property types are parking lots and vacant lots.)



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

METHODOLOGY DESCRIPTION

1. 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 Adjusted: describes the building form, considering overall building and setback dimensions, use, proximity to neighboring buildings, floor height, and frontage type. A description of each building type analyzed can be found after the methodology description.

Building Frontage: describes how the building fronts the street. The most common frontage features identified are stairs, porches, stoops, or some combinations. Stairs are only listed when the main building entrance is significantly raised from the yard or sidewalk, either by terrain change or having a semi-basement, which was determined when there were about five or more steps. Shopfront frontage refers to commercial-looking ground floors with very little to no front setback and large display windows on either side of a recessed door.

Fence: describes whether or not the front of the parcel has a fence fronting the street and along the parcel lines.

Semi-basement: describes whether or not the building has a livable basement visible from the street. These usually are linked to the building's ground floor being raised from the ground.

Fenestration: describes how much of the front facade of the building consists of windows. High indicates that windows take up more than half of the front facade, medium indicates that the ratio between windows and solid walls takes up roughly half of the front facade, and Low indicates that the window-to-wall ratio is significantly less than half of the front facade. This determination was made loosely based on imagery and not through a detailed quantitative analysis.

Roofline Type: describes the general shape of the roof. Flat roofs are leveled with a minimum slope; shed roofs are surfaces at a slant towards the back of the building; gable roofs have two slopes that join at a peak; hip roofs have four slopes that meet at a peak, and mansard roofs have a slant in the front—typically shingled and with window dormers—that then transitions into a flat or shed roof beyond the front facade.

Property Type: describes what the building appears to be used for and its form of relationship with its neighbors. This field uses a broader range of terms than the Building Type Adjusted field, as it describes the apparent use instead of the form. Apparent use was determined by examining separate entrances, mailboxes, and the general form of the building cross-referenced with assessors' data on the uses associated with each parcel and online real estate databases.

This field has been abbreviated SF for single-family, 2F for two-family, and MF for multi-family. An "A" indicates attached, and a "D" indicates detached. Other types were described by use. This definition is particularly relevant because the current zoning districts have different dimensional requirements depending on whether the parcel is single, two, or multi-family and if it is detached or attached.

METHODOLOGY DESCRIPTION

2. Lot Dimensions and Density

Lot Size was measured through GIS by calculating the area of each parcel in square feet.

Lot Width was taken from the assessor's data, specifically the "FrontSiz" field in the "REAL_LAND" database. That dimension was later manually verified using the GIS parcel data.

Building Footprint Area was measured in GIS using the city structure data as of August 2024. This data layer does not fully align with parcel lines and shows attached structures that span multiple parcels as one polygon. The structure layer was clipped by parcel lines, and then measured the structure area inside each parcel. IMPORTANT: This analysis is not fully accurate to real conditions due to the misalignment of the structure layer and because the structure layer sometimes includes porches and other such structures that the zoning code does not count as part of the principal structure.

Lot Coverage was calculated directly in GIS by dividing the building footprint area by lot area, with every step reported in square feet. These calculations used the Building Footprint Area as reported above and thereby include the same assumptions and inaccuracies.

Building Height was measured both by stories and by height in feet. The stories field refers to physical stories visible from the primary frontage street. Stories were measured based on the number of rows of windows visible from the street on Google Street View. In the case of a perceived increase in height due to an attic, half a story (0.5) was added. No half a story was added for livable semi-basements.

The building height in feet was measured using Google Earth's elevation measurement of the roof elevation and subtracting the ground elevation. For any sloped roof type—shed, hip, or gable—the height was taken by averaging the highest and lowest points of the roof as noted in the zoning code. The elevation of the ground was measured at the base of the principal structure at the parcel's front.

Where multiple structures exist in the same parcel, the building height refers to the tallest building. Where structures not visible from the street that do have their own parcels, such as certain garages and sheds, the number of stories was assumed to be one, though the building height in feet was still measured according to the protocol laid out above.

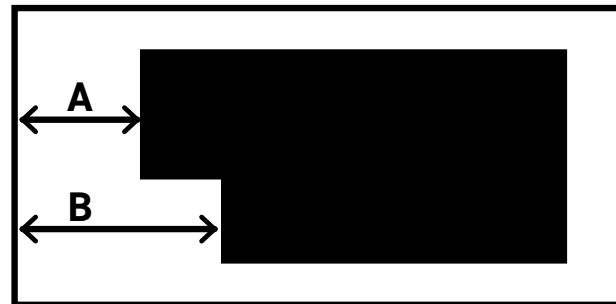
METHODOLOGY DESCRIPTION

3. Setbacks

The purpose of measuring setbacks was to show broad and basic trends relative to zoning; measurements are not exact as they were taken using aerial imagery. The numerical summary table used a gradient between green and red fill to indicate the approximate level of conformity/nonconformity. For R-6, R-7, and R-63 districts, the conformity/nonconformity was set depending on the defined property type (SFD, SFA, 2FD, 2FA, MF, or others).

Setbacks were measured using Google Earth aerial imagery from the estimated edge of the principal structure to the given property line. These measurements excluded porches, bay windows, stoops, roof overhangs, and balconies, given that the zoning code allows these structures to encroach on the yards. To isolate the footprint of the principal structure, a combination of Google Earth LiDAR (including multiple dated images), aerial imagery, and Google Street View images were used to determine the base of the principal structure.

Property lines were assumed to end at sidewalks, alleys, fences, and yard lines when visible. When these features were not visible, a best estimate was made by cross-referencing the structure and parcel data available in the Richmond Parcel Mapper with Google Earth LiDAR and aerial imagery.



Side setbacks were measured between the principal structure and the property line. Some structures did not have a visible line between properties, or the distance between structures was too tight to measure. For these cases, the setback estimation was done using a mix of Google street view assessment, using fences and other landscaping features to determine parcel limits and consulting the Sanborn Fire Insurance Map for the most historic neighborhoods (where most of these tightly placed buildings are located). For the remaining parcels where it was impossible to determine the parcel line location, such was assumed to be equidistant from each neighboring structure.

When parcels are adjacent to alleys, the setback was measured from the parcel line; however, some percentage of the alley width could be credited from the required setback to determine conformity.

For cases where the principal structure had an uneven facade, the measurements were taken from the point of the facade closest to the property line. See the image below, where the measurement would be taken along option A.

For the setbacks diagrams, glaring errors in the automated LIDAR-generated structure footprint shapefile were corrected based on aerial images and Google Street View visual assessment. In some cases, it was not possible to verify the building footprint accurately due to obstructions in the aerial imagery. Due to the unreliable structure data, even after adjustments were made, we determined that the precise property line could not be determined using structure and parcel line GIS data. Diagrams attempt to reflect the setback conditions best, but verified building footprints were not used to measure setbacks. Diagrams are for reference only.

METHODOLOGY DESCRIPTION

4. Circulation / Service

Topography was determined by analyzing Google Street View and verifying it on Google Earth. If the overall parcel, as visible from the street, was reasonably even, it was recorded as level (=). If the principal building and front yard were reasonably elevated above the street/sidewalk and/or notably sloping up from the property line, it was recorded as rising (+). If it was reasonably beneath the street/sidewalk and/or notably sloping down from the property line, it was recorded as falling (-).

Note that this determination was made based solely on the apparent topography of the parcel and front yard. Building form conditions like raised stoops, porches, or semi-basement but in seemingly flat parcels were not included.

Alley Presence was determined by cross-referencing Google Earth aerial imagery and parcel line data. Parcels where one or more property lines were adjacent to an alley were found to have an alley presence. Most parcels in Richmond have alley access, with the most common exception being corner parcels with adjacent parcels in the secondary frontage street.

On-site parking was determined by examining Google Earth aerial imagery and, where applicable, examining Google Street View imagery. Parcels with visible garages or parking lots were found to have on-site parking. Parcels with alley access and sufficient unobstructed yard space or traces of potentially parked cars were also found to have on-site parking.

Parking Location was determined by examining parking areas on Google Earth and Google Street View imagery. It describes the location of the on-site parking spaces with respect to the primary frontage street. Where parking wrapped around multiple sides of the building, it was noted by combining both conditions. For example, a retail location with a rear parking lot wrapped around its left side would read rear+side. For parcels with no on-site parking, this field was left blank.

Parking Access was determined by examining parking areas on Google Earth and Google Street View imagery. This field describes whether on-site parking can be accessed from the street or an alley. Richmond's most common on-site parking condition is rear parking accessed from an alley.

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



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 with a more urban form than the detached houses: typically narrower buildings that go deeper into the parcel and sit closer to the street, typically fronted with porches or covered stoops. They have significantly narrow side setbacks (sometimes, buildings sit at the property line), and occasionally, multiple houses can be adjoined to one or both neighbors (with independent sidewalls), creating a building group. Most structures were built to contain one primary dwelling unit, but it is common to find them split into two or sometimes three. Sometimes, the ground floor is elevated half a floor, creating a habitable basement space frequently including 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.



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.

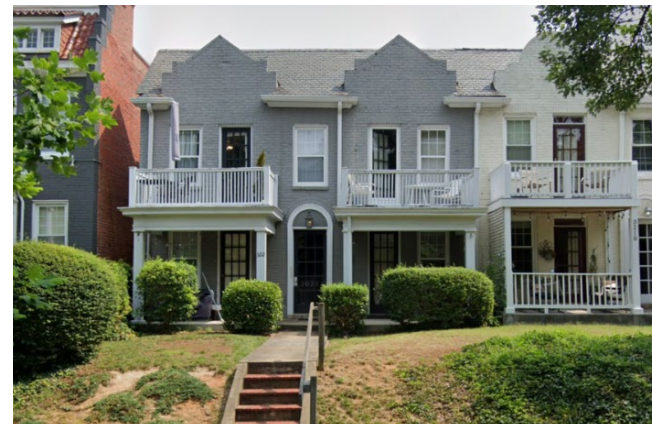


Photo by Carlos Sainz Caccia

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 Carlos Sainz Caccia



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

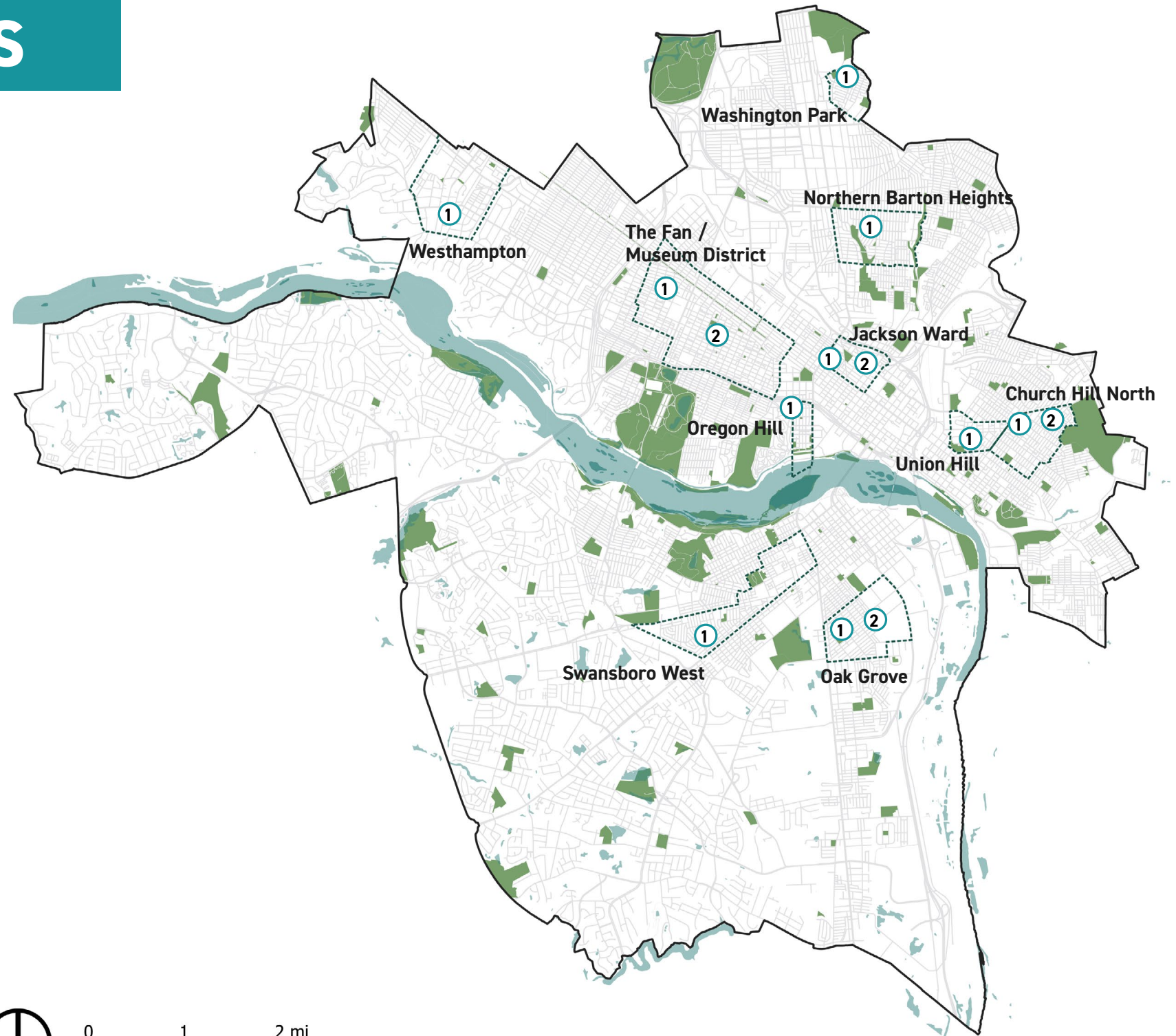


Photos by Google Maps

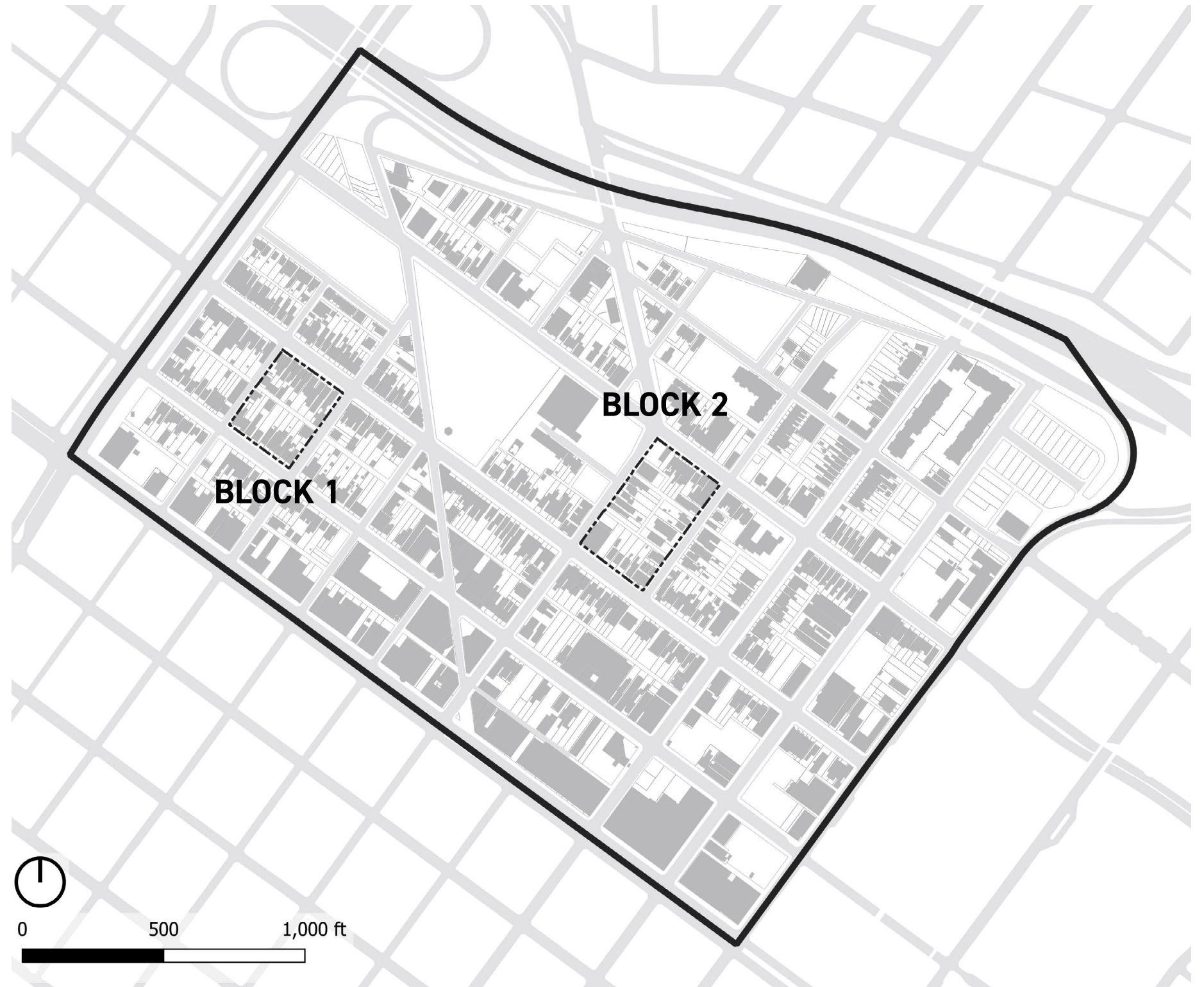


BLOCK SCALE ANALYSIS

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



1. JACKSON WARD



1. Jackson Ward Block 1

HISTORICAL CONTEXT

YEAR BUILT

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

* As defined by the records from the City of Richmond's Assessor of Real Estate.



1. Jackson Ward Block 1

LOT SIZE ANALYSIS

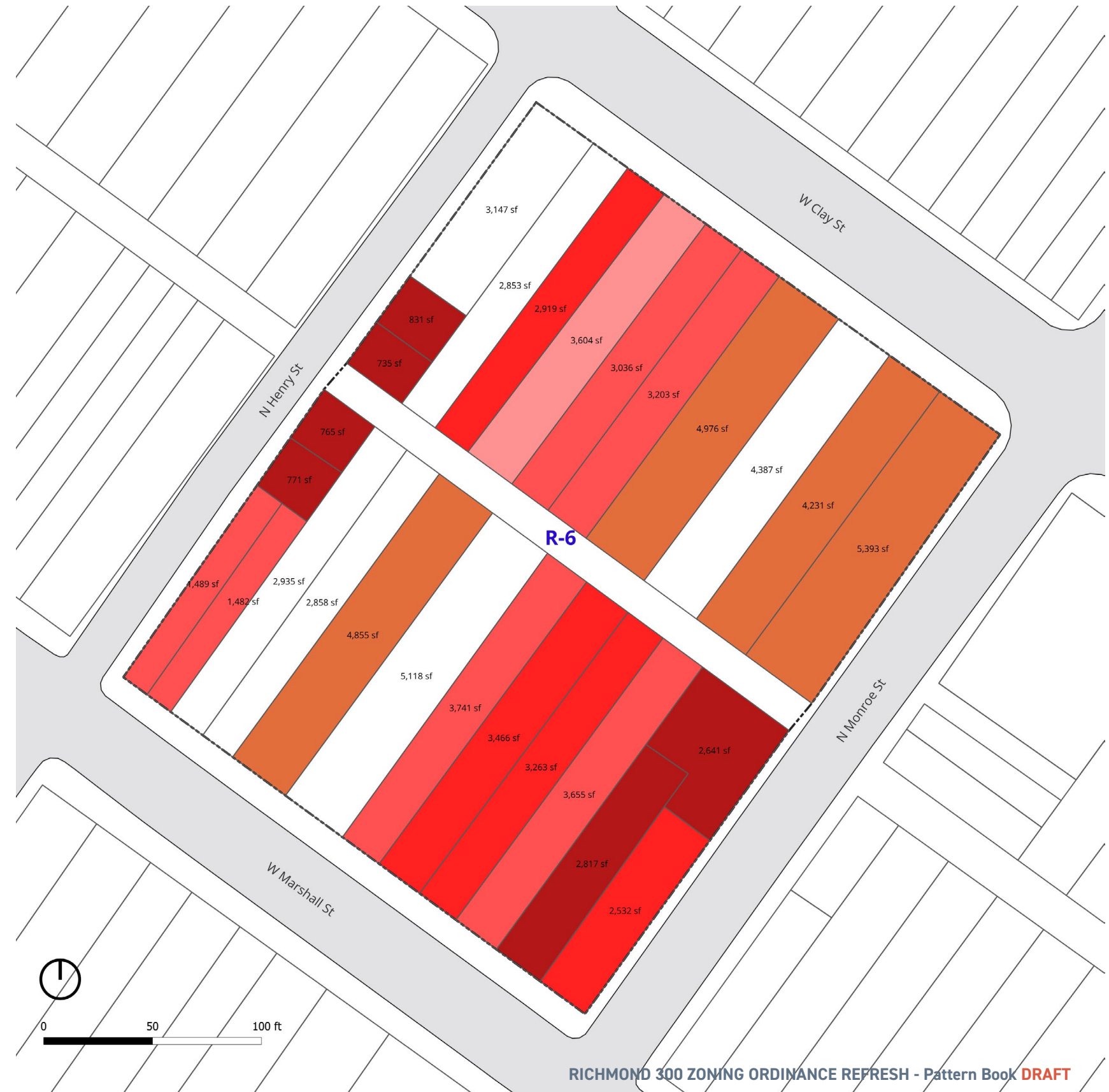
Block zoned R-6

District	Property Type	Min Lot Size
R-6	SFD	5,000 sf
	SFA	2,200 sf
	2FD or 2FA	6,000 sf

LOT SIZE DEGREE OF NONCONFORMITY

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

* The degree of nonconformity was calculated using the required minimum particular to each defined property type.



1. Jackson Ward Block 1

LOT WIDTH ANALYSIS

Block zoned R-6

District	Property Type	Min Lot Width
R-6	SFD	50 ft
	SFA	16 ft
	2FD or 2FA	50 ft

LOT WIDTH DEGREE OF NONCONFORMITY

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

* The degree of nonconformity was calculated using the required minimum particular to each defined property type.



1. Jackson Ward Block 1

SETBACKS ANALYSIS

LEGEND

 Required Setback*

 Existing Building Footprint

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

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



1. Jackson Ward Block 1

Zoning District	Street	Bldg #	1. Character/Frontage						2. Lot Dimensions and Density						3. Setbacks					4. Circulation/Service					
			Building type adjusted	Building Frontage	Fence	Semi-baseament	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	Street/ 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	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			
		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	
		410	Detached Urban	stairs+porch	yes	yes	medium	mansard	SFD	5,118	32	978	19%	2	30	17	0	7	110	no	=	yes	yes	rear	alley
		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		
	N Henry St	403	Semi Detached House	porch		medium	flat	SFA	771	27	456	59%	2	24	0	0	15	0	no	=	no	no			
		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			
	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 and basic trends relative to zoning.

1. Jackson Ward Block 2

HISTORICAL CONTEXT

YEAR BUILT

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

* As defined by the records from the City of Richmond's Assessor of Real Estate.



1. Jackson Ward Block 2

LOT SIZE ANALYSIS

Block zoned R-6 and R-63

District	Property Type	Min Lot Size
R-6	SFD	5,000 sf
	SFA	2,200 sf
	2FD or 2FA	6,000 sf
R-63	SFD	3,000
	SFA	2,200
	2FD	3,200
	2FA	2,600

LOT SIZE DEGREE OF NONCONFORMITY

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

* The degree of nonconformity was calculated using the required minimum particular to each defined property type.



1. Jackson Ward Block 2

LOT WIDTH ANALYSIS

Block zoned R-6 and R-63

District	Property Type	Min Lot Width
R-6	SFD	50 ft
	SFA	16 ft
	2FD or 2FA	50 ft
R-63	SFD	25
	SFA	16
	2FD	27
	2FA	20

LOT WIDTH DEGREE OF NONCONFORMITY

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

* The degree of nonconformity was calculated using the required minimum particular to each defined property type.



1. Jackson Ward Block 2

SETBACKS ANALYSIS

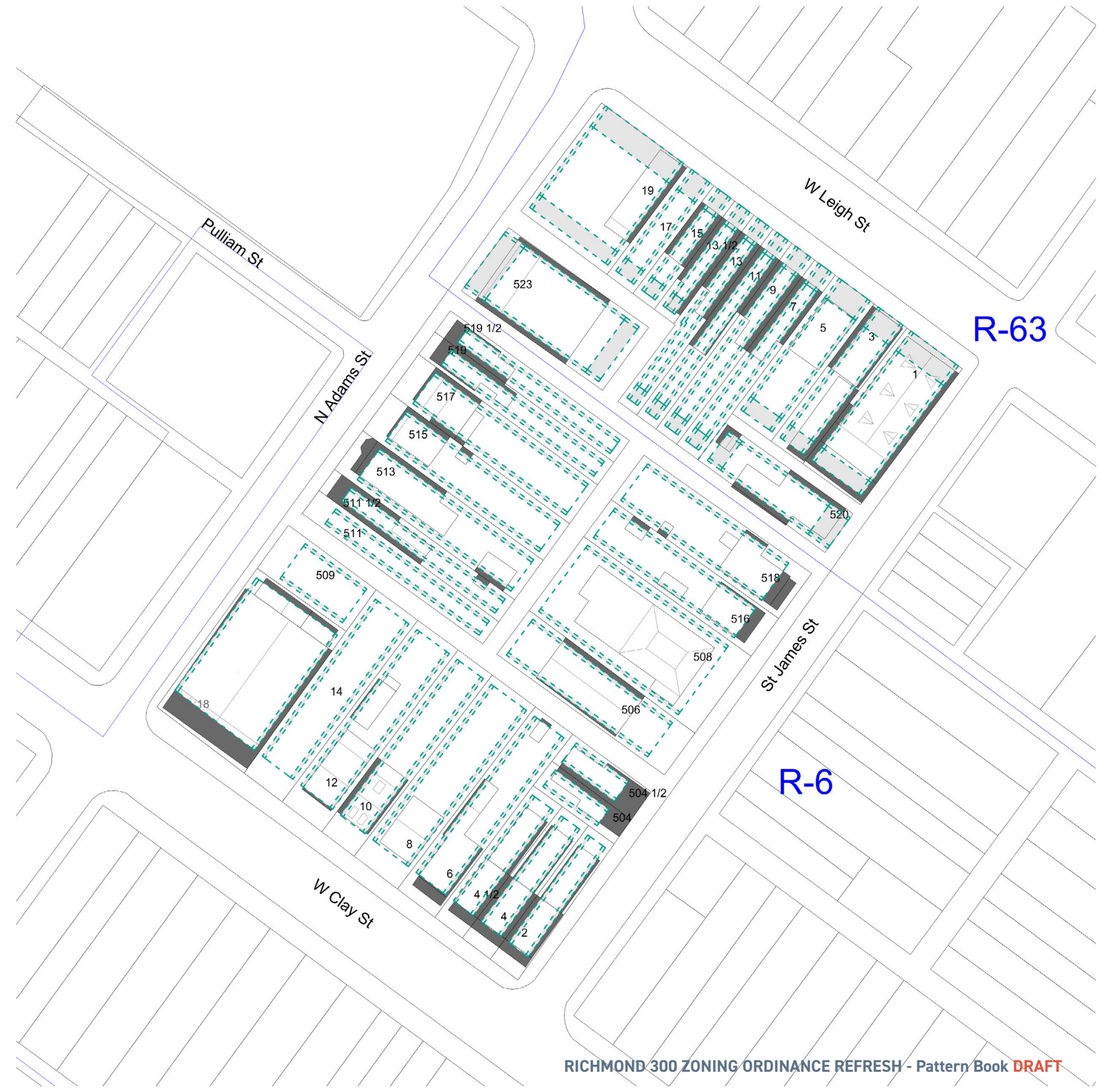
LEGEND

 Required Setback*

 Existing Building Footprint

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

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 2

CHARACTER



1 W Leigh St



523 N Adams St














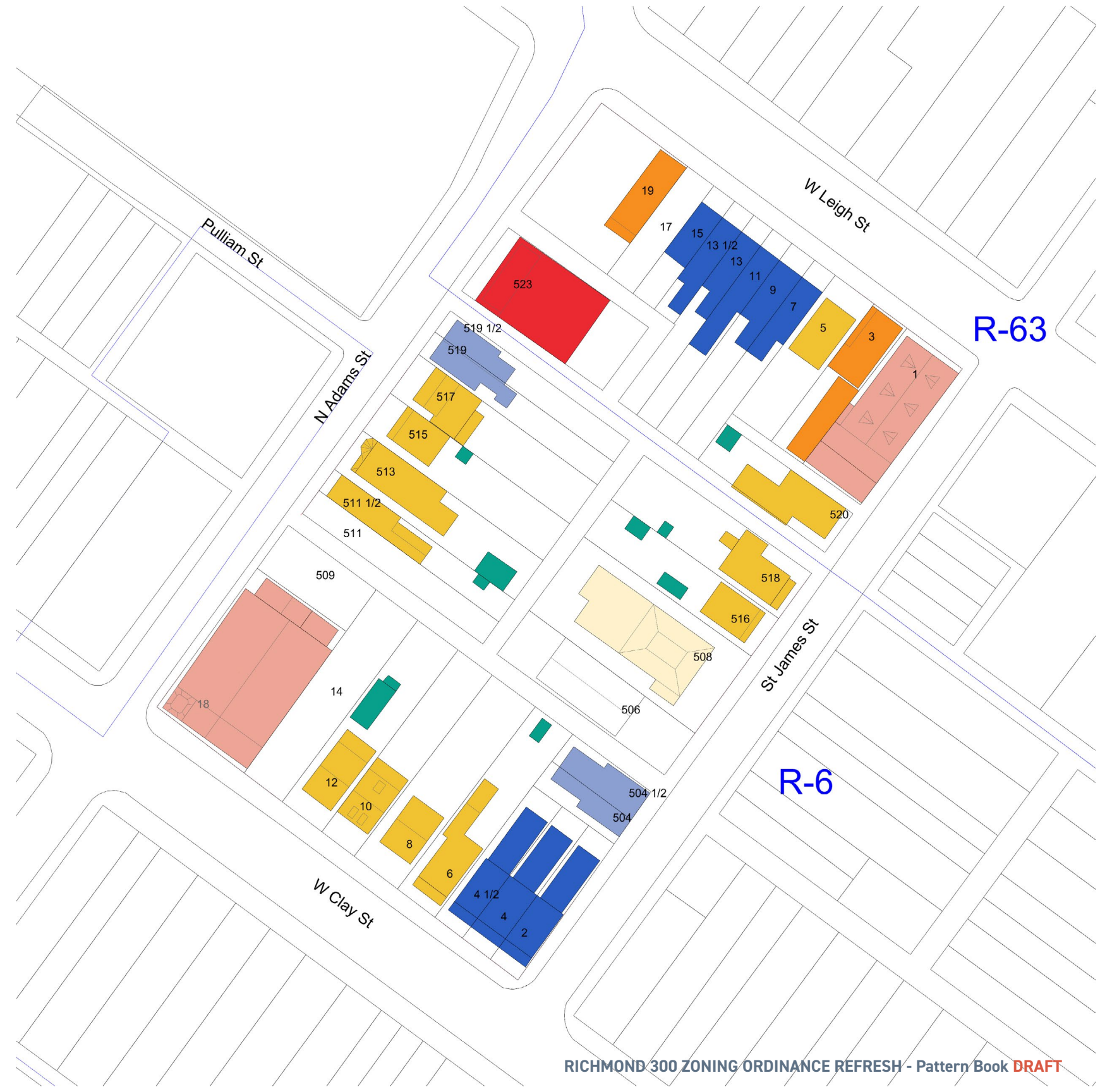
2, 4, and 4 1/2 W Clay St - Porch



508 St James St - Stoop

BUILDING TYPE

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



1. Jackson Ward Block 2

Zoning District	Street	Bldg #	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		
			type (porch, 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	Street/ Alley		
R-6							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 2	R-63	W Leigh St	1	Civic	stairs			low	gable	church	4,476	42	4,045	90%	1	26.5	4	0	1	0	yes	=	no	no		
			3	General Commercial	shopfront			high	shed or flat	Mixed Use	2,575	25	2,027	79%	2	20.5	0	1	0	0	no	=	no	no		
			5	Detached Urban	porch			medium	shed or flat	SFD	3,123	30	1,055	34%	2	25	10	2	2.5	61	no	=	no	yes	rear	street
			7	Attached House	porch			medium	shed or flat	SFA	2,238	16	1,051	47%	2	23.5	11	2.5	0	75	no	=	yes	yes	rear	alley
			9	Attached House	porch			medium	shed or flat	SFA	2,343	16	1,225	52%	2	23.5	11	0	0	75	no	=	yes	yes	rear	alley
			11	Attached House	stoop			medium	shed or flat	SFA	2,059	14	1,100	53%	2	22.5	17.5	0	0	50	no	=	yes	yes	rear	alley
			13	Attached House	stoop			high	shed or flat	SFA	2,030	14	725	36%	2	22.5	13	0	0	72	no	=	yes	no		
			13 1/2	Attached House	porch			medium	shed or flat	SFA	1,225	15	957	78%	2	23.5	18	0	0	11	no	=	yes	yes	rear	alley
			15	Attached House	porch	yes		medium	shed or flat	SFA	1,330	15	861	65%	2	21.5	18	0	0	34	no	=	yes	yes	rear	alley
			17			yes				Vacant	1,649	21	0	0%								=	yes	yes	rear	alley
	19	General Commercial	shopfront					Retail	5,437	66	1,152	21%	2	22	0	0	45	23	no	=	no	yes	front+side	street		
	R-6	N Adams St	509						Garage	2,149	31		0%								=	yes	yes	front	street	
			511						Garage	2,340	15		0%								=	yes	yes	front	street	
			511 1/2	Detached Urban	porch			medium	shed or flat	SFD	2,235	15	1,059	47%	2	23	13	0	0	63	no	=	yes	no		
			513	Detached Urban	porch	yes		high	mansard	2FD	4,045	30	2,226	55%	2	28	13	2	4	60	yes	=	yes	yes	rear	alley
			515	Detached Urban	stairs+porch	yes	yes	medium	gable	2FD	3,842	30	1,106	29%	2	28	13	0	4	91	yes	=	yes	no		
			517	Detached Urban	stairs	yes	yes	medium	gable	SFD	4,011	30	1,019	25%	2	29.5	16	1	6	81	no	=	yes	yes	rear	alley
			519	Semi Detached House	stoop			medium	shed or flat	SFA	2,318	16	722	31%	2	22	10	0	1	73	no	=	yes	yes	rear	alley
			519 1/2	Semi Detached House	stoop			medium	shed or flat	SFA	2,209	15	1,228	56%	2	23	10	0	0	82	no	=	yes	yes	rear	alley
	R-63		523	Shopfront		yes		low	shed or flat	Office	5,091	48	3,021	59%	1	17	12	0	0	30	no	=	yes	yes	front	street
R-6	W Clay St	2	Attached House	porch	yes		medium	mansard	SFA	2,071	20	1,314	63%	3	37.5	15	0	0	20	no	=	no	no			
		4	Attached House	porch			medium	mansard	2FA	2,108	20	1,486	70%	3	37.5	15	0	0	20	no	=	no	no			
		4 1/2	Attached House	porch			medium	mansard	SFA	2,181	20	1,172	54%	3	37.5	15	0	0	20	no	=	no	no			
		6	Detached Urban	porch	yes		medium	shed or flat	SFD	4,002	30	1,606	40%	2	23.5	17	4	3	58	yes	=	yes	yes	rear	alley	
		8	Detached Urban	stairs	yes	yes	medium	mansard	SFD	4,635	30	1,207	26%	3	38	13	2.5	5	89	no	=	yes	yes	rear	alley	
		10	Detached Urban	stairs+stoop	yes	yes	medium	gable	2FD	3,559	25	923	26%	2.5	33.5	15	0	2.5	90	no	=	yes	yes	rear	alley	
		12	Detached Urban	stairs+stoop	yes	yes	high	gable	2FD	4,268	29	1,465	34%	2	30	15	0	5	84	yes	=	yes	yes	rear	alley	
		14							Garage	4,237	27	109	3%								=	yes	yes	rear	alley	
		18	Civic				high	gable	Church	7,121	70	6,360	89%	3	51.5	5	0	0	0	no	=	yes	yes	front+side	street	
		R-6	St	504	Semi Detached House	stoop			high	shed or flat	2FD	1,130	17	684	61%	2	26	3	4	0	0	no	=	yes	no	
504 1/2	Semi Detached House			stoop			high	shed or flat	2FD	1,260	21	1,070	85%	2	26	3	0	0	0	no	=	yes	no			

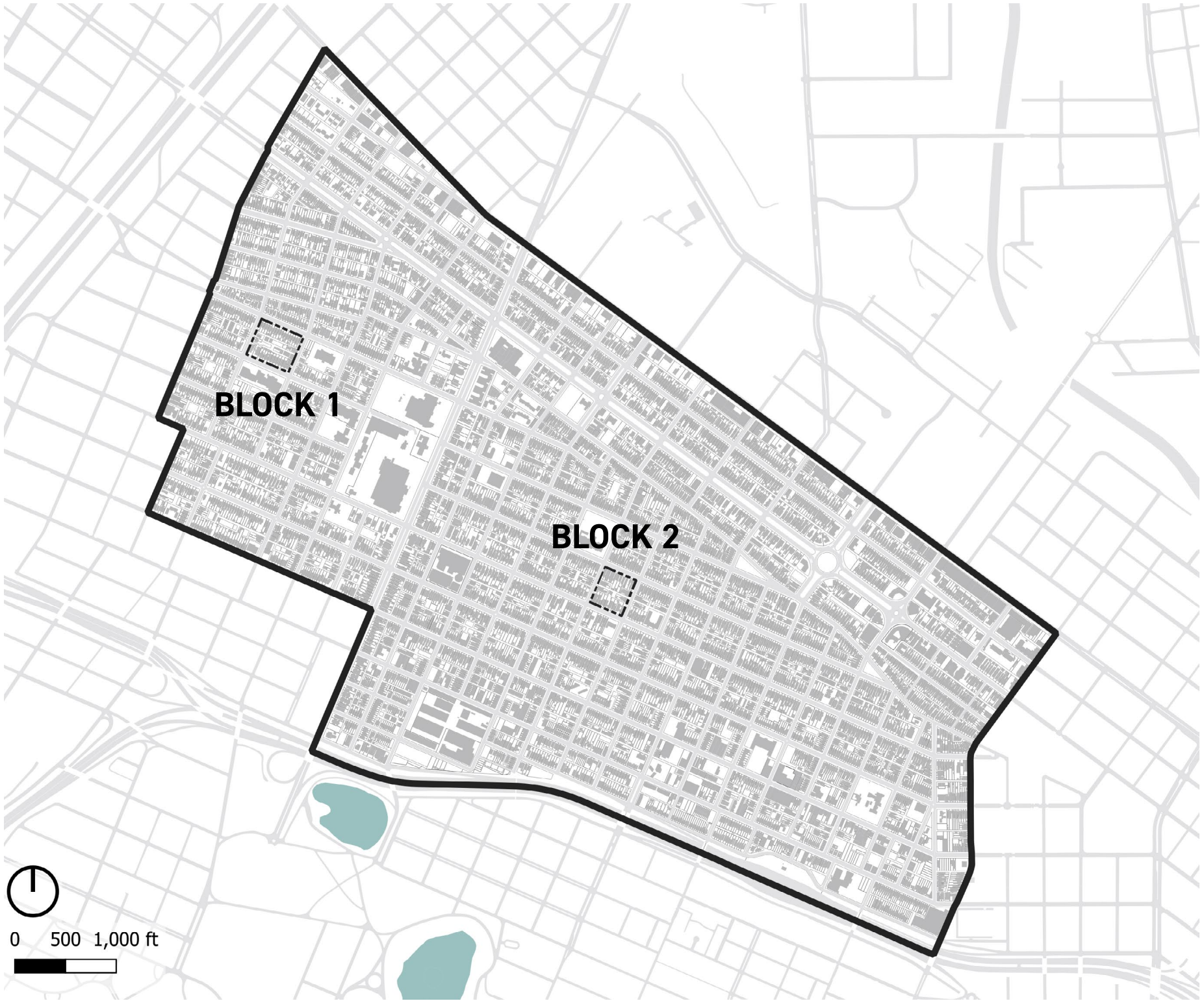
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Manually adjusted side setback for the attached portion of a building or rear setback for allowed accessory structures.

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

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

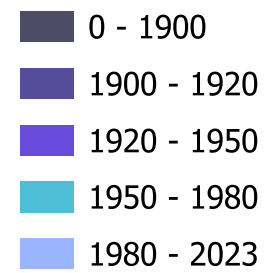
2. FAN AND MUSEUM



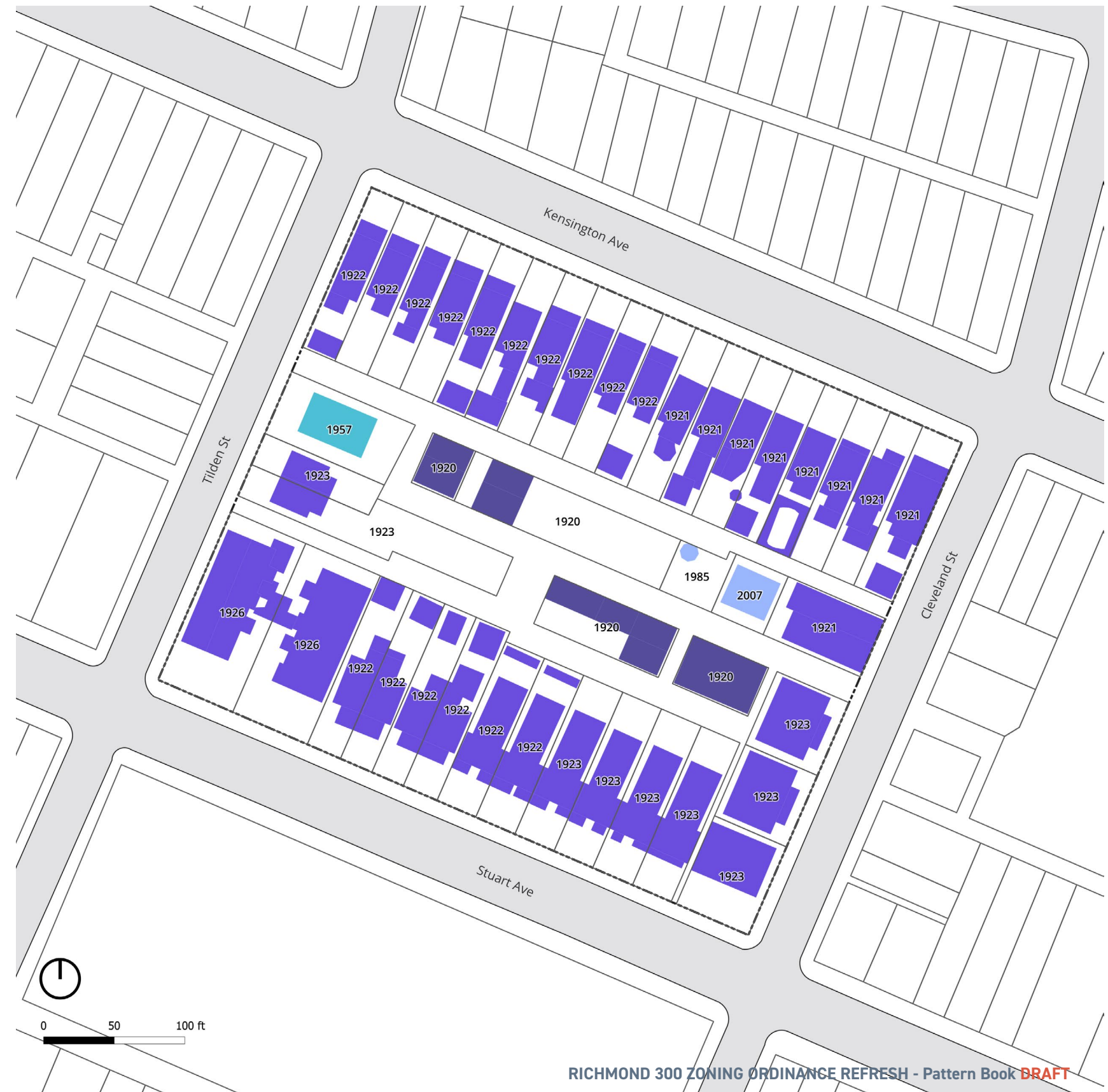
2. Fan and Museum Block 1

HISTORICAL CONTEXT

YEAR BUILT



* As defined by the records from the City of Richmond's Assessor of Real Estate.



2. Fan and Museum Block 1

LOT SIZE ANALYSIS

Block zoned R-6

District	Property Type	Min Lot Size
R-6	SFD	5,000 sf
	SFA	2,200 sf
	2FD or 2FA	6,000 sf

LOT SIZE DEGREE OF NONCONFORMITY

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

* The degree of nonconformity was calculated using the required minimum particular to each defined property type.



2. Fan and Museum Block 1

LOT WIDTH ANALYSIS

Block zoned R-6

District	Property Type	Min Lot Width
R-6	SFD	50 ft
	SFA	16 ft
	2FD or 2FA	50 ft

LOT WIDTH DEGREE OF NONCONFORMITY

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

* The degree of nonconformity was calculated using the required minimum particular to each defined property type.



2. Fan and Museum Block 1

SETBACKS ANALYSIS

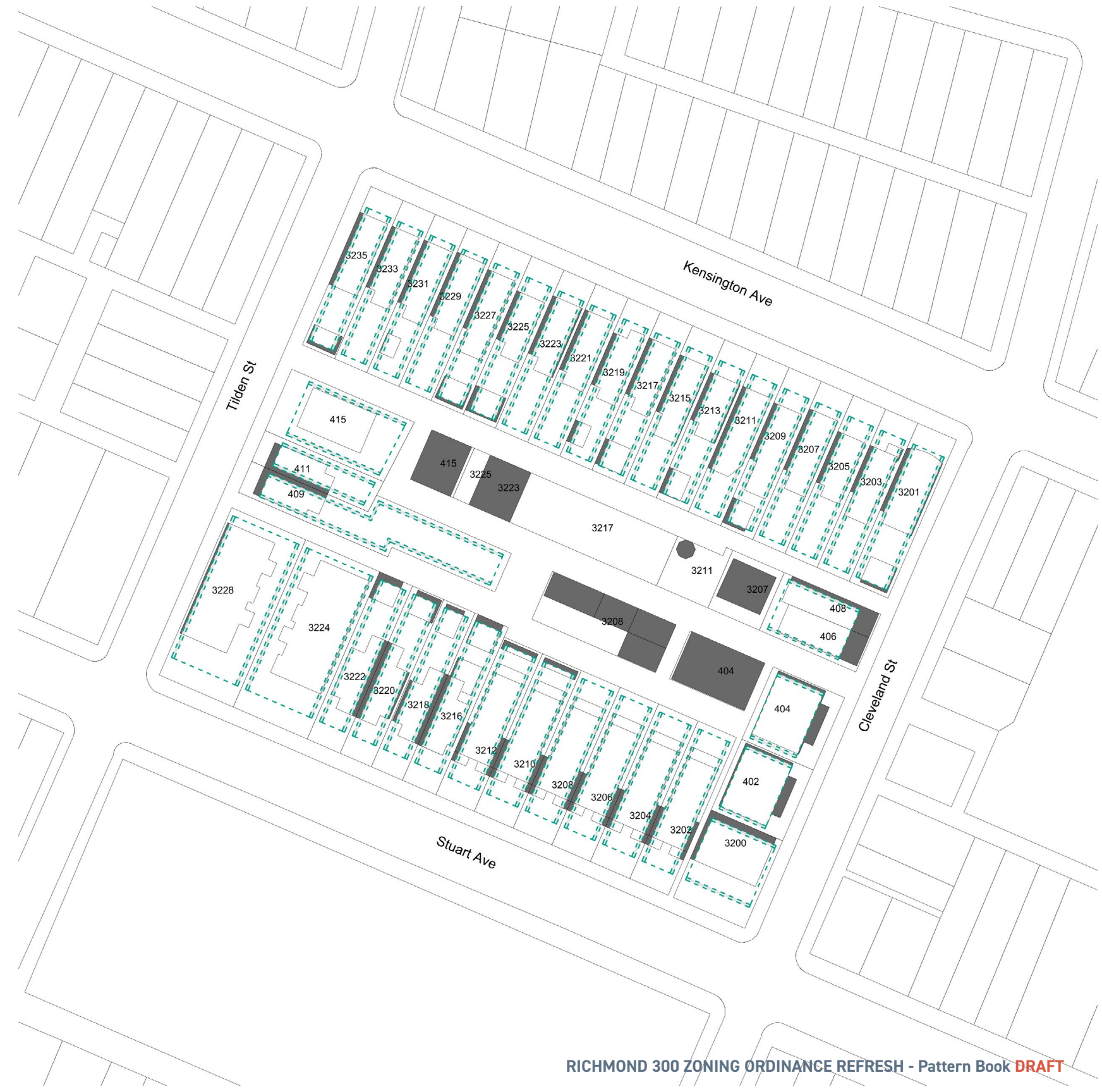
LEGEND

 Required Setback*

 Existing Building Footprint

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

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



2. Fan and Museum Block 1

CHARACTER



3225 Kensington Ave - Stairs & Stoop



409 / 411 Tilden St - Stairs & Porch














3222 / 3224 Stuart Ave - Stoop



404 Cleveland St - Stairs, Porch, & Balcony

BUILDING TYPE

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



2. Fan and Museum Block 1

			1. Character/Frontage						2. Lot Dimensions and Density					3. Setbacks					4. Circulation/Service							
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		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						
The Fan / Museum District - Block 1	Kensington Ave	3201	Detached Urban	stairs+porch		yes	high	gable	SFD	3,690	30	2,149	0.58	2.5	27	34	0	3	5	yes	+	yes	yes	side	street	
		3203	Detached Urban	stairs+stoop			high	gable	SFD	3,075	25	1,437	0.47	2.5	25.5	34	0-3	0-3	48	no	+	yes	yes	rear	alley	
		3205	Detached Urban	stairs				medium	gable	SFD	3,075	25	1,248	0.41	2	25.5	34	0-3	0-3	48	no	+	yes	yes	rear	alley
		3207	Detached Urban	stairs+porch				high	gable	SFD	3,075	25	1,566	0.51	2	25.5	34	0-3	0-3	46	no	+	yes	no		
		3209	Detached Urban	stairs+stoop				high	gable	SFD	3,075	25	1,571	0.51	2	25.5	34	0-3	0-3	0	yes	+	yes	yes	rear	alley
		3211	Detached Urban	stairs+stoop				medium	mansard	SFD	3,075	25	1,280	0.42	3	33	34	0-3	0-3	35	no	+	yes	no		
		3213	Detached Urban	stairs+stoop				medium	gable	SFD	3,075	25	1,618	0.53	2	26.5	34	0-3	0-3	3	yes	+	yes	yes	rear	alley
		3215	Detached Urban	stairs+porch				medium	gable	SFD	3,075	25	1,163	0.38	2	26	34	0-3	0-3	41	no	+	yes	no		
		3217	Detached Urban	stairs+porch				medium	gable	SFD	3,075	25	1,411	0.46	2	26	34	0-3	0-3	3	yes	+	yes	no		
		3219	Detached Urban	stairs+porch				medium	gable	SFD	3,075	25	1,087	0.35	2	26	34	0-3	0-3	10	yes	+	yes	no		
		3221	Detached Urban	stairs+porch				high	gable	SFD	3,075	25	1,523	0.50	2.5	26	34	0-3	0-3	18	yes	+	yes	yes	rear	alley
		3223	Detached Urban	stairs+porch				medium	gable	SFD	3,075	25	1,476	0.48	2	26	34	0-3	0-3	46	no	+	yes	yes	rear	alley
		3225	Detached Urban	stairs+stoop				medium	gable	SFD	3,075	25	1,630	0.53	2	26.5	34	0-3	0-3	0	yes	+	yes	yes	rear	alley
		3227	Detached Urban	stairs+porch				medium	gable	SFD	3,075	25	1,660	0.54	2	26	34	0-3	0-3	0	yes	+	yes	yes	rear	alley
		3229	Detached Urban	stairs+porch				medium	gable	SFD	3,075	25	1,219	0.40	2	26	34	0-3	0-3	46	no	+	yes	no		
		3231	Detached Urban	stairs+porch				medium	gable	SFD	3,075	25	1,216	0.40	2	26	34	0-3	0-3	46	no	+	yes	no		
		3233	Detached Urban	stairs+porch				medium	gable	SFD	3,075	25	1,116	0.36	2	25.5	34	0-3	0-3	46	no	+	yes	no		
	3235	Detached Urban	stairs+porch			yes	high	gable	SFD	3,075	25	1,630	0.53	2.5	25.5	34	0-3	0-3	5	yes	+	yes	yes	side	street	
	3207-R							hip	garage	1,793	40	983	0.55	1	14.5	10	0	0	3	no	=	yes	yes	rear	alley	
	3211-R								backyard	1,569	40	127	0.08								=	yes	no			
3217-R							flat	garage	6,077	158	1,216	0.20	1	10	5	159	12	0	no	=	yes	no				
Tilden St	409	Semi Detached House	stairs+porch					mansard	SFA	5,505	24	674	0.12	2	27	20	0	7	142	no	+	yes	no			
	411	Semi Detached House	stairs+porch					mansard	SFA	2,188	24	725	0.33	2	27	20	12	0	36	no	+	yes	no			
	415	Detached House	stairs+stoop					hip	2FD*	4,465	47	1,474	0.33	2	24.5	20	14	9	50	no	+	yes	no			
	415-R						flat	garage	1,268	33	1,147	0.90	1	10	0	3	3	3	no	=	yes	yes	rear	alley		

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 and basic trends relative to zoning.

2. Fan and Museum Block 1 Continued

			1. Character/Frontage						2. Lot Dimensions and Density						3. Setbacks					4. Circulation/Service						
Zoning District	Street	Bldg #	Building type adjusted	Building Frontage	Fence	Semi-baseament	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		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						
The Fan / Museum District - Block 1	R-6	Stuart Ave	3200	Walk-up	stairs+porch+balcony		medium	mansard	MF	3,774	59	1,873	50%	3	36	26	3	8	3	no	+	no	no			
			3202	Walk-up	stairs+porch+balcony		medium	mansard	MF	3,654	29	1,897	52%	2	27	30	0	3	43	no	+	yes	yes	rear	alley	
			3204	Walk-up	stairs+porch+balcony		medium	mansard	MF	3,757	30	1,796	48%	2	27	30	0	0	43	no	+	yes	yes	rear	alley	
			3206	Walk-up	stairs+porch+balcony		medium	mansard	MF	3,654	29	1,763	48%	2	25	30	0	0	43	no	+	yes	yes	rear	alley	
			3208	Walk-up	stairs+porch+balcony		medium	mansard	MF	3,696	30	1,893	51%	2	25	30	0	0-3	43	no	+	yes	yes	rear	alley	
			3210	Walk-up	stairs+porch+balcony		medium	mansard	MF	3,696	30	2,006	54%	2	26	30	0-3	0	12	yes	+	yes	no			
			3212	Walk-up	stairs+porch+balcony		medium	mansard	MF	3,654	29	1,975	54%	2	27	30	0-3	0	12	yes	+	yes	no			
			3216	Semi Detached House	stairs+porch	yes	high	mansard	SFA	3,380	26	1,927	57%	2.5	30	30	0	0-3	3	yes	+	yes	yes	rear	alley	
			3218	Semi Detached House	stairs+porch		high	mansard	SFA	3,150	24	1,363	43%	2.5	30	30	0-3	0	64	no	+	yes	no			
			3220	Semi Detached House	stairs+porch		high	mansard	SFA	3,150	24	1,551	49%	2.5	30	30	0	0-3	3	yes	+	yes	yes	rear	alley	
		3222	Semi Detached House	stairs+porch		high	mansard	SFA	3,320	25	1,553	47%	2.5	30	30	0-3	0	7	yes	+	yes	yes	rear	alley		
		3224	Apartment walk-up	stoop		medium	flat	MF	7,475	57	3,720	50%	3	32	30	28	0-3	14	no	=	yes	no				
		3228	Apartment walk-up	stoop		medium	flat	MF	7,475	57	3,901	52%	3	32	30	2	18	14	no	=	yes	no				
		3208-R		garage					3,576	96	2,263	63%									no	=	yes	yes	rear	alley
		Cleveland St	402	Walk-up	stairs+porch+balcony		medium	mansard	MF	3,053	55	1,990	65%	3	37	16	3	3	10	no	+	no	no			
404	Walk-up		stairs+porch+balcony		medium	mansard	MF	3,122	56	1,964	63%	3	36	16	3	6	10	no	+	yes	no					
406/408	Shopfront		shopfront		high	shed or flat	commercial	3,362	44	2,621	78%	1	14	0	0	3	8	no	=	yes	no					
404-R							2,160	58	2,055	95%	1	10	0	0	0	0	no	=	yes	yes	rear	alley				

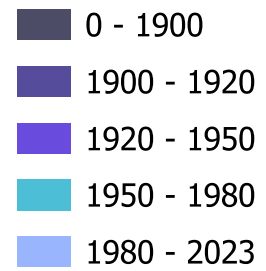
0 Manually adjusted side setback for the attached portion of a building or rear setback for allowed accessory structures.

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

2. Fan and Museum Block 2

HISTORICAL CONTEXT

YEAR BUILT



* As defined by the records from the City of Richmond's Assessor of Real Estate.



2. Fan and Museum Block 2

LOT SIZE ANALYSIS

Block zoned R-6

District	Property Type	Min Lot Size
R-6	SFD	5,000 sf
	SFA	2,200 sf
	2FD or 2FA	6,000 sf

LOT SIZE DEGREE OF NONCONFORMITY

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

* The degree of nonconformity was calculated using the required minimum particular to each defined property type.



2. Fan and Museum Block 2

LOT WIDTH ANALYSIS

Block zoned R-6

District	Property Type	Min Lot Width
R-6	SFD	50 ft
	SFA	16 ft
	2FD or 2FA	50 ft

LOT WIDTH DEGREE OF NONCONFORMITY

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

* The degree of nonconformity was calculated using the required minimum particular to each defined property type.



2. Fan and Museum Block 2

SETBACKS ANALYSIS

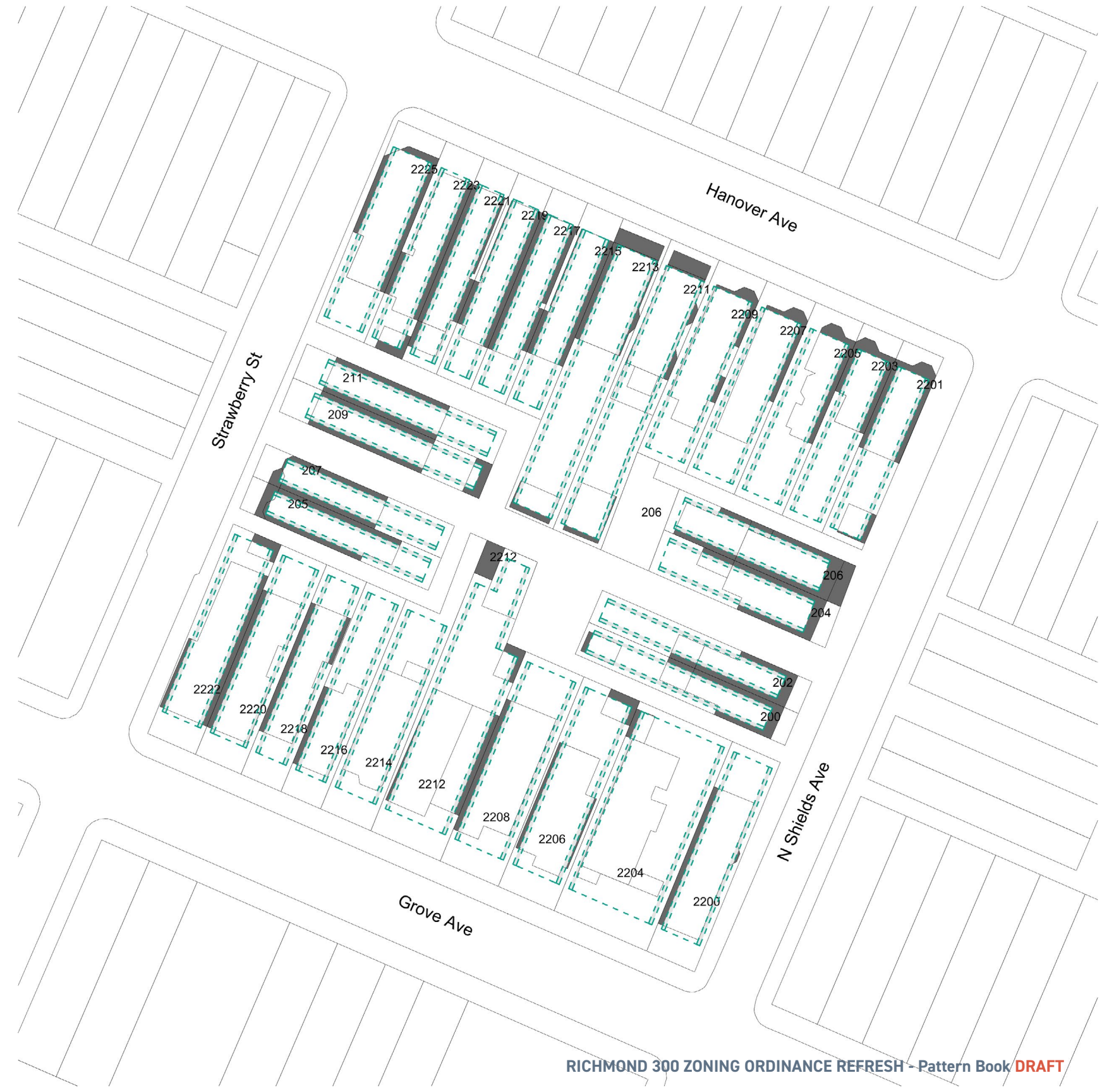
LEGEND

 Required Setback*

 Existing Building Footprint

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

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



2. Fan and Museum Block 2

CHARACTER



2201 & 2204 Hanover St - Porch



205 & 207 Strawberry St - Porch














2208 Grove St - Porch



206 N Shields Ave - Shopfront

BUILDING TYPE

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



2. Fan and Museum Block 2

			1. Character/Frontage					2. Lot Dimensions and Density					3. Setbacks					4. Circulation/Service						
Zoning District	Street	Bldg #	Building type adjusted	Building Frontage	Fence	Semi-baseament	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, 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	Street/ 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					
The Fan / Museum District - Block 2	Hanover Ave	2201	Semi Detached House	porch	yes	medium	Shed	SFA	3,000	25	2,207	74%	2	26.5	19	0	0	0	yes	=	no	yes	rear	street
		2203	Semi Detached House	stoop	yes	medium	shed or flat	SFA	3,000	25	1,747	58%	2	26.5	17	0	0	59	no	=	no	no		
		2205	Detached Urban	porch		medium	shed or flat	2FA	3,600	30	1,016	28%	2	28	16	0	11	5	yes	=	no	yes	rear	street
		2207	Detached Urban	stoop	yes	medium	shed or flat	SFD	3,670	30	2,306	63%	2	29	16	8	1	33	no	=	no	no		
		2209	Detached Urban			medium	shed or flat	SFD	3,600	30	1,886	52%	2	31	16	1	3	30	no	=	no	no		
		2211	Detached Urban	porch		medium	mansard	SFD	5,233	30	2,251	43%	2.5	30.5	16	3	0	5	yes	=	yes	yes	rear	alley
		2213	Semi Detached House	porch	yes	medium	mansard	SFA	5,391	30	2,534	47%	2.5	30	17	3	0	5	yes	=	yes	no		
		2215	Attached House	stoop		medium	mansard	2FA	2,801	22	1,766	63%	2.5	29.5	17	0	0	32	no	=	no	no		
		2217	Attached House	porch		medium	mansard	2FA	2,703	21	2,321	86%	2.5	29.5	17	0	0	34	no	=	no	no		
		2219	Attached House	porch		medium	mansard	SFA	2,702	21	1,715	63%	2.5	29.5	18	0	0	34	no	=	no	no		
		2221	Attached House	porch		medium	mansard	2FA	2,689	21	2,151	80%	2.5	29.5	18	0	0	32	no	=	no	no		
	2223	Attached House	porch		medium	mansard	2FA	2,969	23	1,868	63%	2.5	29.5	18	0	0	32	no	=	no	no			
	2225	General Commercial	shopfront		high	shed or flat	Mixed Use	3,754	30	1,816	48%	2	31.5	16	0	0	32	no	=	no	yes	rear	street	
	Strawberry St	205	Semi Detached House	porch		high	shed or flat	SFA	2,359	20	1,798	76%	2	29	18	0	0	30	no	=	no	no		
		207	Semi Detached House	porch	yes	high	shed or flat	SFA	2,359	20	1,225	52%	2	29	20	3	0	43	no	=	yes	yes	rear	alley
		209	Semi Detached House	stoop		medium	mansard	2FA	2,624	21	1,516	58%	2.5	27	20	0	3	0	yes	=	yes	no		
		211	Semi Detached House	stoop	yes	medium	mansard	SFA	2,624	21	1,704	65%	2.5	27	20	3	0	42	no	=	no	no		
	Grove Ave	2200	Detached House	porch	yes	medium	mansard	SFD	3,899	30	2,151	55%	2	30.5	30	5	5	33	no	=	no	no		
		2204	Detached House	porch	yes	high	Gable	SFD	7,538	58	3,605	48%	2	31.5	30	0	26	5	yes	=	no	yes	rear	street
		2206	Detached House	porch		medium	Gable-Hip	SFD	4,549	35	2,268	50%	2	32.5	26	3	3	0	yes	=	no	no		
		2208	Duplex	porch	yes	medium	Gable-Hip	2FD	4,722	36	2,441	52%	2	29.5	26	0	3	35	no	=	yes	yes	rear	alley
		2212	Detached House	porch		medium	mansard	SFD	7,083	43	2,770	39%	2	29	24	5	0	51	yes	=	yes	no		
		2214	Detached Urban	stoop	yes	high	mansard	SFD	4,529	31	1,594	35%	2	28.5	26	1	5	100	no	=	yes	no		
		2216	Detached Urban	porch	yes	medium	mansard	SFD	3,227	24	1,090	34%	2	26.5	25	3	1	60	no	=	no	no		
		2218	Detached Urban	stoop	yes	medium	mansard	SFD	3,249	25	1,792	55%	2	29.5	29	1	3	25	no	=	no	no		
2220		Semi Detached House	porch		medium	mansard	SFD	3,704	28	2,064	56%	2	30	27	0	1	28	no	=	no	no			
2222	Semi Detached House	porch		medium	mansard	SFD	3,899	30	2,471	63%	2	33	31	0	0	32	no	=	no	yes	rear	street		
2212-R						shed	Garage	223	11		0%							=	yes	yes	rear	alley		
ields Ave	200	Semi Detached House	porch		medium	Mansard	2FA	2,609	19	1,410	54%	2	26	17	0	0	0	yes	=	yes	yes	rear	alley	
	202	Semi Detached House	porch		medium	Mansard	2FA	2,609	19	1,315	50%	2	26	17	0	0	65	no	=	yes	yes	rear	alley	
	204	Semi Detached House	stoop	yes	high	Mansard	SFA	2,782	25	2,477	89%	2	30	17	1	0	5	yes	=	yes	yes	rear	alley	

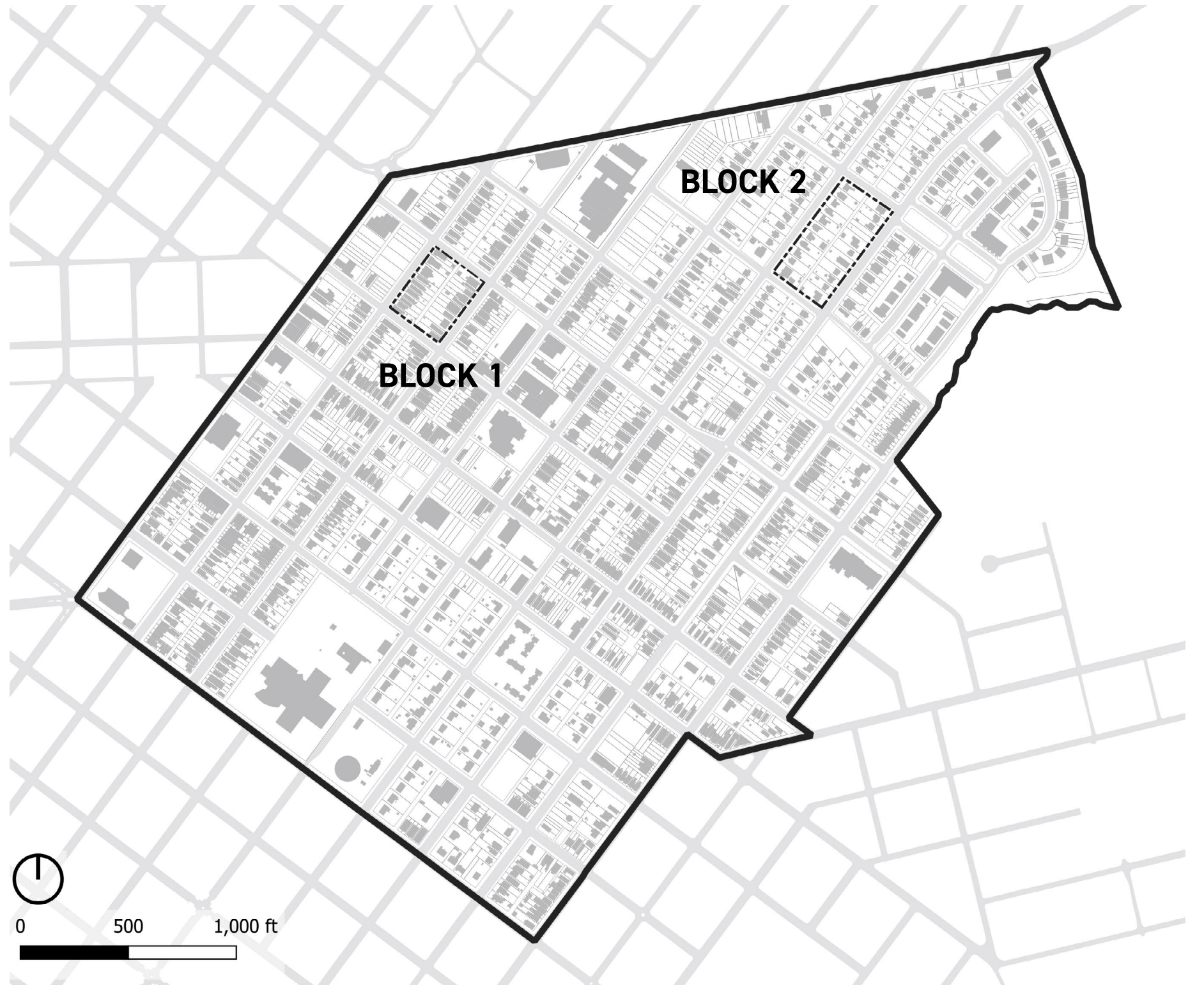
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Manually adjusted side setback for the attached portion of a building or rear setback for allowed accessory structures.

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

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

3. CHURCHILL NORTH



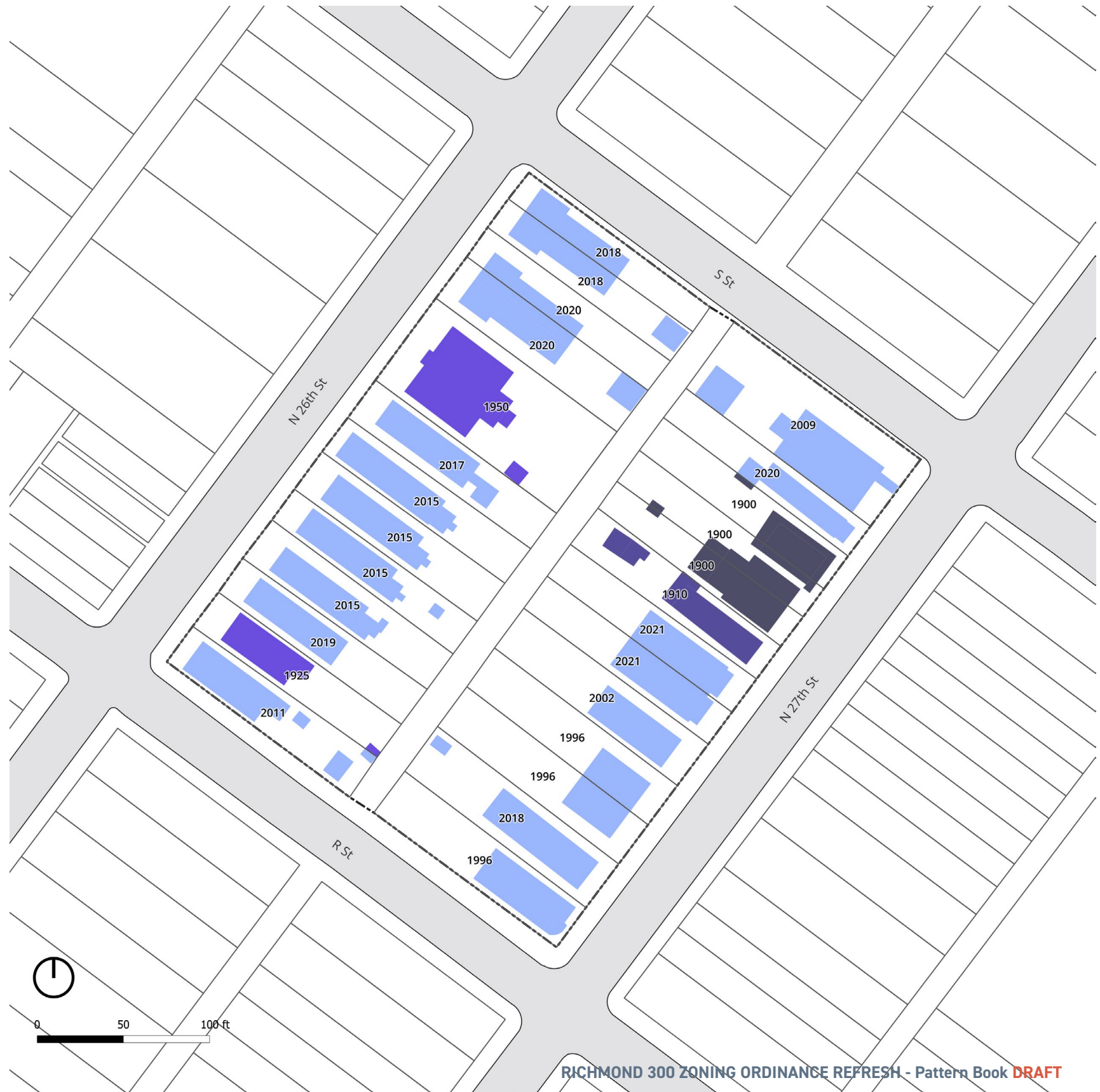
3. Churchill North Block 1

HISTORICAL CONTEXT

YEAR BUILT

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

* As defined by the records from the City of Richmond's Assessor of Real Estate.



3. Churchill North Block 1

LOT SIZE ANALYSIS

Block zoned R-6

District	Property Type	Min Lot Size
R-6	SFD	5,000 sf
	SFA	2,200 sf
	2FD or 2FA	6,000 sf

LOT SIZE DEGREE OF NONCONFORMITY

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

* The degree of nonconformity was calculated using the required minimum particular to each defined property type.



3. Churchill North Block 1

LOT WIDTH ANALYSIS

Block zoned R-6

District	Property Type	Min Lot Width
R-6	SFD	50 ft
	SFA	16 ft
	2FD or 2FA	50 ft

LOT WIDTH DEGREE OF NONCONFORMITY

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

* The degree of nonconformity was calculated using the required minimum particular to each defined property type.



3. Churchill North Block 1

SETBACKS ANALYSIS

LEGEND

 Required Setback*

 Existing Building Footprint

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

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



3. Churchill North Block 1

CHARACTER



1223 N 26th St - Stoop



1209 N 26th St - Porch














1204 & 1206 N 27th St - Porch



1218 N 27th St - Porch

BUILDING TYPE

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



3. Churchill North Block 1

Zoning District	Street	Bldg #	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	
			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-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									
Church Hill North - Block 1	N 26th St	1201	Detached House	porch			medium	Mansard	SFD	3,525	25	1,433	41%	2	24	18	0	10	12	yes	=	yes	no		
		1203	Detached House	porch			medium	Mansard	SFD	3,167	23	1,003	32%	2	24	20	3	3	83	no	=	yes	no		
		1205	Detached House	porch			medium	Shed	SFD	3,236	23	1,077	33%	2	25.5	21	3	3	66	no	=	yes	yes	rear	alley
		1207	Detached House	porch			medium	Gable	SFD	3,496	25	1,173	34%	2	25.5	20	6	3	66	no	=	yes	yes	rear	alley
		1209	Detached House	porch			medium	Gable	SFD	2,980	25	1,221	41%	2	26	20	3	6	62	no	=	yes	yes	rear	alley
		1211	Detached House	porch			medium	Gable	SFD	3,541	24	1,212	34%	2	25.5	21	4	4	64	no	=	yes	no		
		1215	Detached House	porch			medium	Gable	SFD	3,249	24	1,297	40%	2	26	21	3	3	63	no	=	yes	yes	rear	alley
		1221	Detached House	porch			medium	Shed	SFD	3,416	28	1,294	38%	2	25.5	25	5	5	66	no	+	yes	no		
		1223	Detached House	stoop			medium	Gable	2FD	7,683	58	2,474	32%	1	13.5	18	5	7	6	yes	+	yes	no		
		1227	Semi Detached House	porch			medium	Shed	SFA	3,915	30	1,704	44%	2	25.5	21	0	9	6	yes	=	yes	yes	rear	alley
		1229	Semi Detached House	porch			medium	Shed	SFA	2,762	20	614	22%	2	25.5	21	3	0	6	yes	=	yes	yes	rear	alley
	1231	Semi Detached House	porch			medium	Shed	SFA	2,750	21	1,182	43%	2	25.5	21	0	3	6	yes	=	yes	yes	rear	alley	
	1233	Semi Detached House	porch			medium	Shed	SFA	2,416	20	908	38%	2	25.5	21	8	0	6	yes	=	yes	yes	rear	alley	
	N 27th St	1200	Detached House	porch	yes		low	Gable	SFD	3,853	30	1,283	33%	1	17.5	13	3	4	25	yes	=	yes	yes	rear	alley
		1202	Detached House	porch			high	Shed	SFD	4,199	31	1,492	36%	2	25	18	5	1	5	yes	=	yes	yes	rear	alley
		1204	Semi Detached House	porch			medium	Mansard	SFA	3,760	29	697	19%	2	26.5	25	8	0	92	no	=	yes	yes	rear	alley
		1206	Semi Detached House	porch			medium	Mansard	SFA	3,705	27	693	19%	2	26.5	25	0	5	92	no	=	yes	yes	rear	alley
		1208	Detached House	porch			medium	Mansard	SFD	3,890	32	1,074	28%	2	25	23	7	3	74	no	=	yes	yes	rear	alley
		1208 1/2	Semi Detached House	porch			medium	Mansard	SFA	3,058	23	1,192	39%	2	28	19	3	0	15	yes	=	yes	yes	rear	alley
		1210	Semi Detached House	porch			medium	Mansard	SFA	3,115	23	1,201	39%	2	28	19	0	3	15	yes	=	yes	yes	rear	alley
		1212	Detached House	porch			medium	Gable	SFD	3,325	20	1,330	40%	2	24	19	3	3	15	yes	=	yes	yes	rear	alley
		1214	Semi Detached House	porch	yes		medium	Gable	SFA	2,690	19	1,126		2	24	15	3	0	78	no	=	yes	yes	rear	alley
1216		Semi Detached House	porch	yes		medium	Gable	SFA	2,833	19	836		2	24	15	0	3	78	no	=	yes	yes	rear	alley	
1218		Detached House	porch	yes		medium	Shed	SFD	3,156	24	904	29%	2	23	13	3	3	92	no	=	yes	yes	rear	alley	
1220	Detached House	porch	no		medium	Gable	SFD	2,874	19	930	32%	2	27	13	3	3	22	yes	=	yes	yes	rear	alley		
1222	Detached House	porch	yes		low	Gable	SFD	6,426	48	2,472	38%	1	15.5	13	3	7	7	yes	=	yes	yes	rear	alley		

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 and basic trends relative to zoning.

3. Churchill North Block 2

HISTORICAL CONTEXT

YEAR BUILT

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

* As defined by the records from the City of Richmond's Assessor of Real Estate.



3. Churchill North Block 2

LOT SIZE ANALYSIS

Block zoned R-5

District	Property Type	Min Lot Size
R-5	SFD	6,000 sf

LOT SIZE DEGREE OF NONCONFORMITY

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



3. Churchill North Block 2

LOT WIDTH ANALYSIS

Block zoned R-5

District	Property Type	Min Lot Width
R-5	SFD	50 ft

LOT WIDTH DEGREE OF NONCONFORMITY

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



3. Churchill North Block 2

SETBACKS ANALYSIS

LEGEND

 Required Setback*

 Existing Building Footprint

* R-5 requires a minimum of 5 ft 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 5 ft and was not adjusted for each individual case where narrower yards would be allowed. Diagram is for reference only.



3. Churchill North Block 2

CHARACTER



1511 N 30th St - Porch



1517 N 30th St - Stoop














1508 N 31st St - Porch



3009 V St - Stairs & Porch

BUILDING TYPE

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

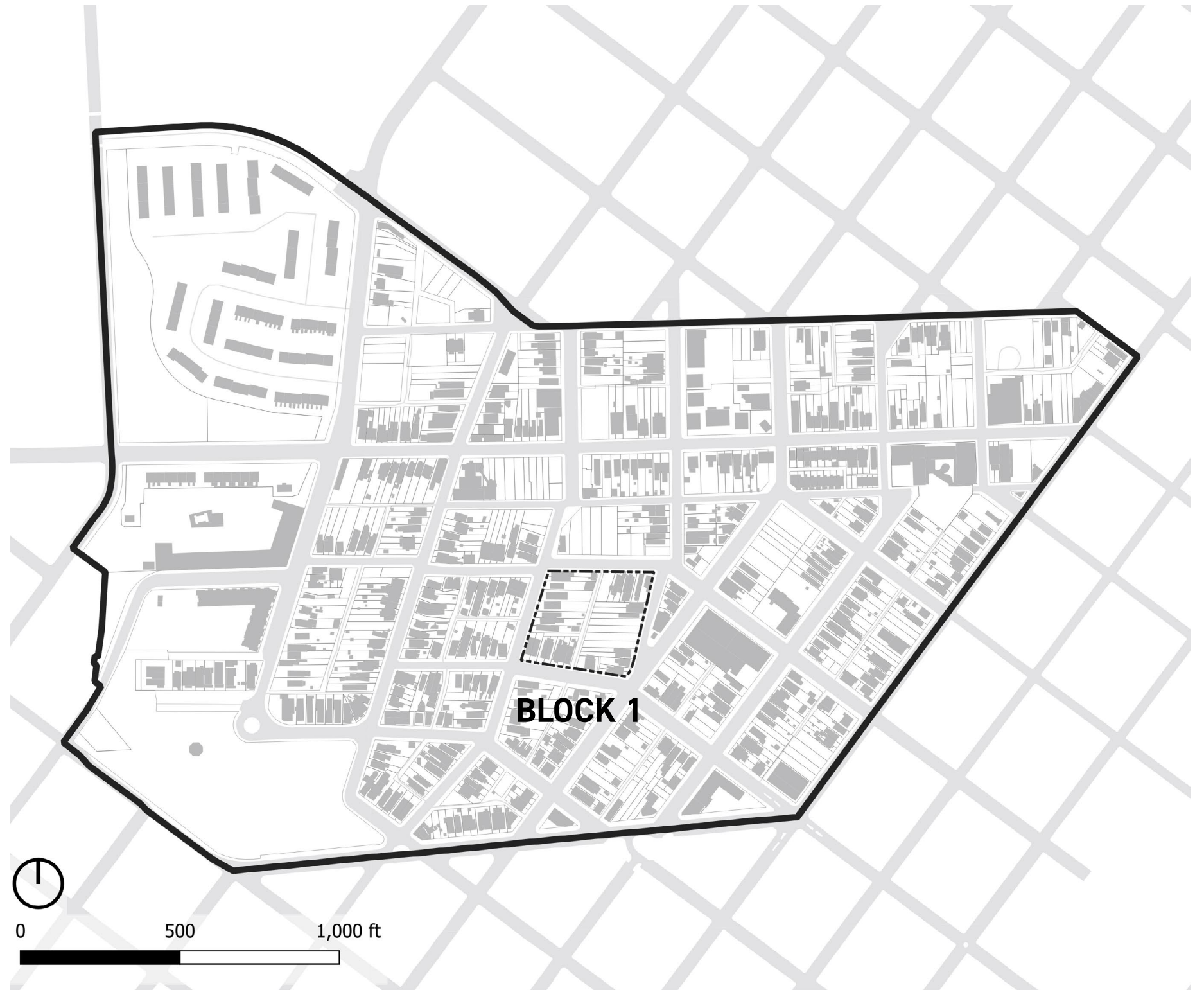


3. Churchill North Block 2

Zoning District	Street	Bldg #	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	
			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	Street/ Alley		
R-5						SF / 2F / MF	min 6000	min 50		max 55%	#	max 35	min 25	min 5	min 5	min 5	min 5	yes							
Church Hill North - Block 2	N 30th St	1501	Detached House	stoop	yes		low	Gable	SFD	8,497	66	3,104	37%	1	14.5	34	6	13	7	yes	=	yes	no		
		1503	Detached House	porch			low	Gable	SFD	6,549	48	932	14%	1	14	30	8	5	5	yes	=	yes	no		
		1505	Detached House	stoop			medium	Gable	SFD	6,146	48	1,300	21%	1	14.5	30	13	7	7	yes	=	yes	yes	rear	alley
		1507	Detached House	porch			low	Gable	SFD	6,564	48	1,376	21%	1	14.5	31	9	12	7	yes	=	yes	no		
		1509	Detached House	porch			low	Hip	SFD	6,192	48	1,923	31%	1	14	30	10	7	6	yes	=	yes	yes	rear	alley
		1511	Detached House	porch			low	Gable	SFD	6,632	48	1,202	18%	1	15	31	11	7	7	yes	=	yes	no		
		1513	Detached House	porch			medium	Gable	SFD	6,109	48	1,521	25%	1	13.5	30	5	7	64	no	=	yes	no		
		1515	Detached House	porch			low	Hip	SFD	5,395	40	1,252	23%	1	14	31	5	12	64	no	=	yes	no		
		1517	Detached House	stoop			medium	Gable	SFD	7,379	56	975	13%	1	14.5	30	10	8	77	no	=	yes	no		
		1519	Detached House	porch			low	Gable	SFD	6,015	47	1,454	24%	1	14.5	29	3	6	10	yes	=	yes	no		
	1521	Detached House	stoop			medium	Hip	SFD	6,547	47	1,156	18%	1	14.5	29	13	5	69	no	=	yes	no			
	N 31th St	1500	Detached House	stoop	yes		low	Gable	SFD	8,584	66	1,832	21%	1.75	19	30	7	15	5	yes	+	yes	no		
		1502	Detached House	porch			low	Gable	SFD	5,672	44	1,105	19%	1	14	30	5	7	9	yes	+	yes	no		
		1504	Detached House	stoop			low	Gable	SFD	5,734	44	1,191	21%	1	13	29	8	8	79	no	+	yes	yes	rear	alley
		1506	Detached House	stoop			low	Gable	SFD	6,052	44	828	14%	1	14	29	5	8	80	no	+	yes	yes	rear	alley
		1508	Detached House	porch	yes		low	Gable	SFD	8,536	66	1,924	23%	1	13	23	18	20	8	yes	+	yes	no		
		1510	Detached House	stoop	yes		low	Gable	SFD	5,887	44	775	13%	1	13	30	9	9	81	no	+	yes	no		
		1512	Detached House	stoop			low	Gable	SFD	8,284	66	2,005	24%	1	12.5	40	9	5	8	yes	+	yes	no		
		1514							Vacant	3,558	29										=	yes	no		
		1514 1/2							Vacant	3,137	22										=	yes	no		
1516		Detached House	porch			medium	Gable	SFD	5,659	44	1,264	22%	1	14	30	5	9	14	yes	=	yes	yes	rear	alley	
1518	Detached House	porch	yes		low	Gable	SFD	5,651	44	1,247	22%	1	11.5	27	6	5	21	yes	=	yes	no				
V St	3009	Detached House	stairs+porch	yes	yes	medium	Gable	SFD	6,105	132	1,342	22%	1	13.5	11	28	63	6	no	=	yes	no			

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

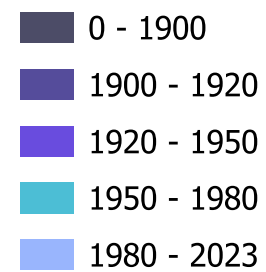
4. UNION HILL



4. Union Hill Block 1

HISTORICAL CONTEXT

YEAR BUILT



* As defined by the records from the City of Richmond's Assessor of Real Estate.



4. Union Hill Block 1

LOT SIZE ANALYSIS

Block zoned R-63

District	Property Type	Min Lot Size
R-63	SFD	3,000 sf
	SFA	2,200 sf
	2FD	3,200 sf
	2FA	2,600 sf

LOT SIZE DEGREE OF NONCONFORMITY

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

* The degree of nonconformity was calculated using the required minimum particular to each defined property type.



4. Union Hill Block 1

LOT WIDTH ANALYSIS

Block zoned R-63

District	Property Type	Min Lot Width
R-63	SFD	25 ft
	SFA	16 ft
	2FD	27 ft
	2FA	20 ft

LOT WIDTH DEGREE OF NONCONFORMITY

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

* The degree of nonconformity was calculated using the required minimum particular to each defined property type.



4. Union Hill Block 1

SETBACKS ANALYSIS

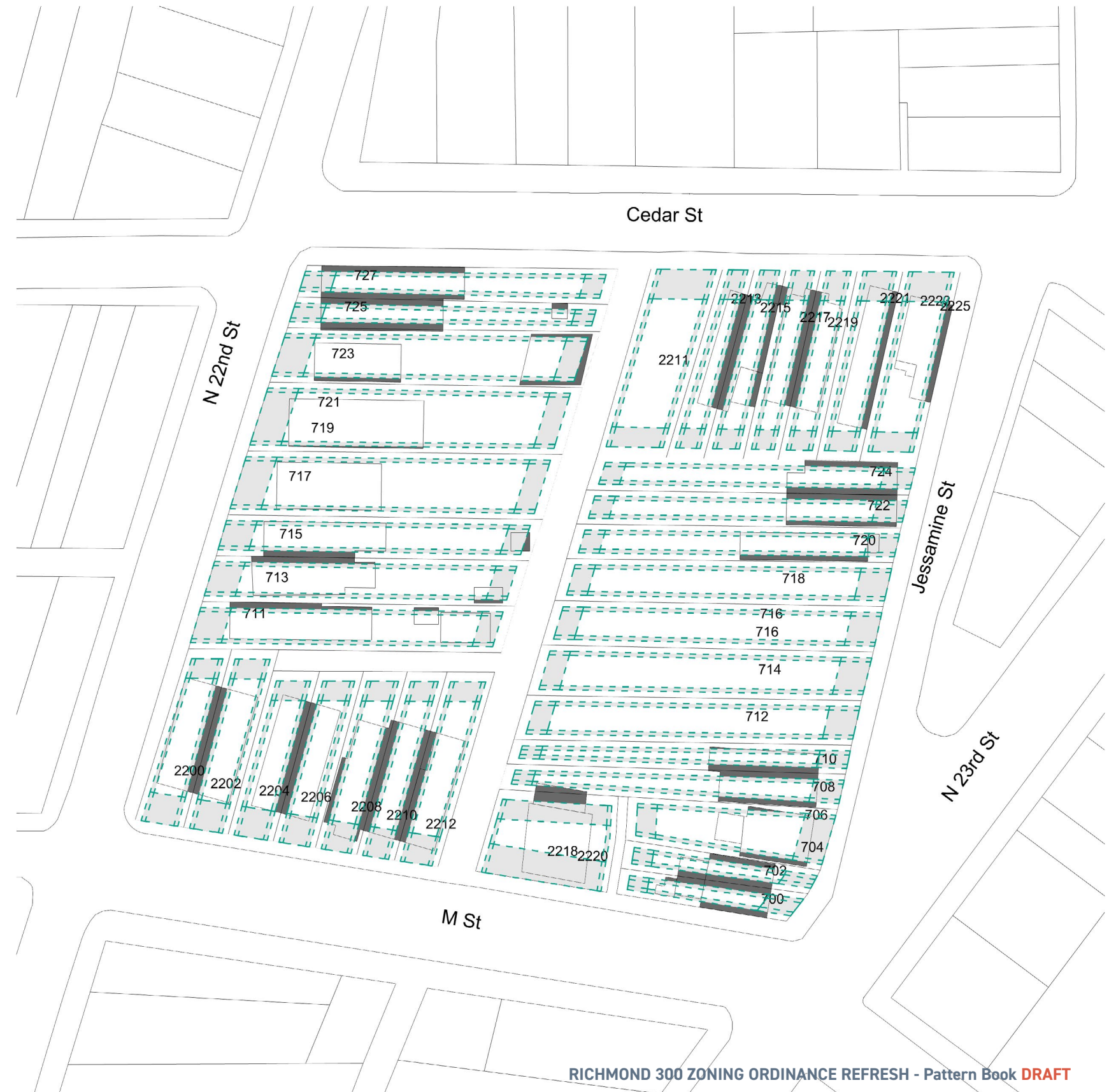
LEGEND

 Required Setback*

 Existing Building Footprint

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

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



4. Union Hill Block 1

CHARACTER



2212 M St - Stairs & Porch



719 N 2nd St - Porch



2213 & 2215 Cedar St - Porch



720 Jessamine St - Stairs & Porch

BUILDING TYPE

- Detached Urban
- Detached House
- Semi-Detached House
- Attached House
- Walk-Up
- Walk-Up Apartment

- Duplex
- General Commercial
- Shopfront
- Civic
- Accessory Structure



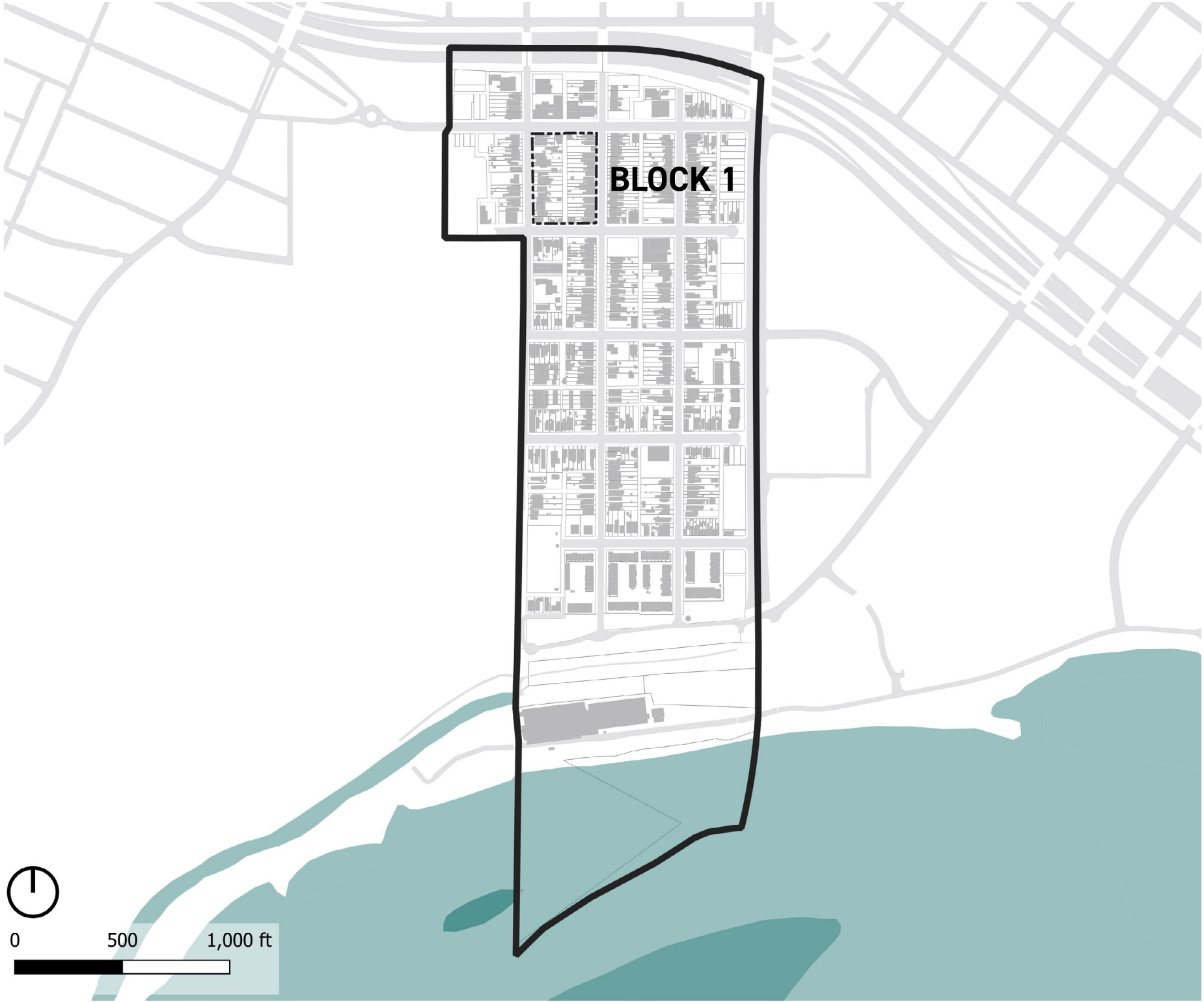
4. Union Hill Block 1

Zoning District	Street	Bldg #	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
			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	ft	ft	ft	yes/no	level (=), rising (+) or falling (-)	yes/no	yes/no	front/ rear/ side
R-63						SF / 2F / MF	SF min 3000 or 2200 2F min 3200 or 2600	min 25, 16, 27, or 20		max 55%	#	max 42	max 15	min 3	min 3	min 5 or 15	yes								
Union Hill - Block 1	M St	2200	Semi Detached House	stairs+porch			high	Flat	SFA	2,095	21	1,047	50%	2	30	17	0	0	21	no	=	no	no		
		2202	Semi Detached House	stairs+porch			high	Flat	SFA	2,171	22	1,047	48%	2	30	13	0	3	23	no	=	no	no		
		2204	Semi Detached House	stairs+porch			medium	Shed	SFA	1,991	23	943	47%	2	30.5	15	3	0	19	no	=	yes	no		
		2206	Semi Detached House	stairs+porch	yes		medium	Shed	SFA	1,950	22	958	49%	2	30.5	12	0	3	25	no	=	yes	no		
		2208	Attached House	stairs+porch			high	Shed	SFA	1,999	20	1,199	60%	2	25	12	3	0	28	no	=	yes	no		
		2210	Attached House	stairs+porch	yes		high	Mansard	SFA	1,876	19	1,195	64%	2	26	18	0	0	31	no	=	yes	no		
		2212	Attached House	stairs+porch	yes		high	Mansard	SFA	2,279	19	1,410	62%	2	26	15	0	5	35	no	=	yes	no		
	2218 / 2220	Duplex	stairs+porch			medium	Shed	2FD	2,938	67	1,323	45%	2	23.5	5	21	9	32	no	=	yes	no			
	N 22nd St	711	Detached Urban	stairs+porch			high	Gable	SFD	3,739	22	1,663	44%	2	27.5	14	3	5	14	yes	+	yes	no		
		713	Semi Detached House	stairs+porch			high	Shed	SFA	3,670	22	1,476	40%	2	27.5	17	0	3	10	yes	+	yes	no		
		715	Semi Detached House	stairs+porch			high	Shed	SFA	3,305	22	1,123	34%	2	27.5	17	3	0	9	yes	+	yes	no		
		717	Detached House	stairs+porch			medium	Gable	SFD	5,209	33	1,247	24%	1	16.5	12	3	3	87	no	+	yes	yes	rear	alley
		719	Walk-up	porch			medium	Shed	MF	5,452	36	1,647	30%	2	24.5	14	3	3	82	no	+	yes	yes	rear	alley
		723	Detached Urban	porch			medium	Shed	2FD	4,426	29	1,640	37%	2	24.5	13	0	3	5	yes	+	yes	no		
		725	Semi Detached House	porch			medium	Gable	SFA	2,316	16	1,168	50%	2	24	13	0	3	25	yes	+	yes	no		
	727	Semi Detached House	porch			medium	Gable	SFA	2,683	16	1,512	56%	2	24	12	0	0	87	no	+	yes	no			
	Cedar St	2211	Vacant							3,380	36	75	2%								=	yes	yes	side	alley
		2213	Semi Detached House	porch			high	Mansard	SFA	1,669	17	796	48%	2	23.5	11	17	0	18	no	=	yes	no		
		2215	Semi Detached House	porch			high	Shed	SFA	1,719	17	1,066	62%	2	23.5	14	0	3	30	no	=	yes	no		
		2217	Semi Detached House	stairs+stoop			high	Shed	SFA	1,687	17	1,117	66%	2	26.5	9	3	0	24	no	=	no	no		
		2219	Semi Detached House	stairs+stoop			high	Shed	SFA	1,805	17	1,174	65%	2	26.5	14	0	3	22	no	=	no	no		
		2221	Detached House	stairs+porch			high	Mansard	SFD	2,162	23	1,232	57%	2	25	8	3	3	19	no	+	no	no		
	2223	Detached House	stairs+porch			medium	Shed	SFD	2,790	28	951	34%	2	23.5	10	3	0	35	no	+	no	no			
	Jessamine St	716	Parking							3,795	23										=	no	yes	front	street
		718	Parking							3,613	21										=	no	yes	front	street
		720	Duplex	stairs+porch	yes		medium	Flat	2FD	2,888	21	892	31%	2	28	11	16	1	84	no	=	yes	yes	rear	alley
		722	Semi Detached House	stairs+porch			medium	Gable	SFA	2,790	17	853	31%	2	27	12	1	0	109	no	=	yes	yes	rear	alley
		724	Semi Detached House	stairs+porch			medium	Gable	SFA	2,728	16	878	32%	2	27	12	0	5	104	no	=	yes	yes	rear	alley
I St	700	Semi Detached House	porch			medium	Shed	SFA	1,295	17	681	53%	2	25	9	0	0	34	no	=	yes	no			
	702	Semi Detached House	porch			medium	Shed	SFA	1,322	13	639	48%	2	25	15	0	0	34	no	=	yes	no			
	704 / 706	Semi Detached House	stoop			medium	Shed	2FA	2,739	32	802	29%	2	23.5	5	0	0	50	no	=	yes	no			

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 and basic trends relative to zoning.

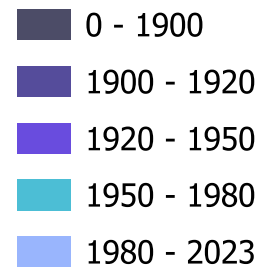
5. OREGON HILL



5. Oregon Hill Block 1

HISTORICAL CONTEXT

YEAR BUILT



* As defined by the records from the City of Richmond's Assessor of Real Estate.



5. Oregon Hill Block 1

LOT SIZE ANALYSIS

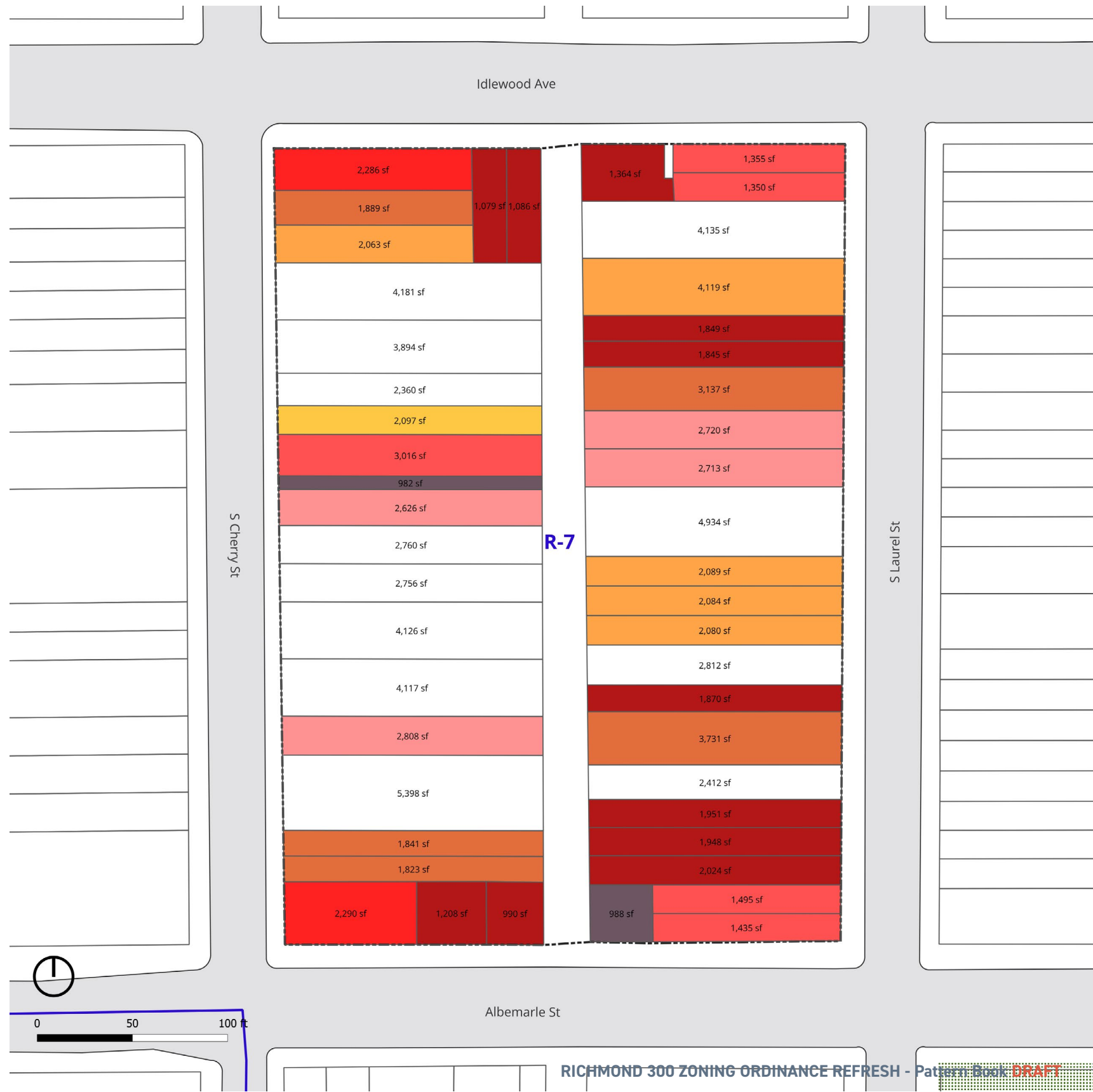
Block zoned R-7

District	Property Type	Min Lot Size
R-7	SFD	3,600 sf
	SFA	2,200 sf
	2FD	4,400 sf
	2FA	4,400 sf

LOT SIZE DEGREE OF NONCONFORMITY

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

* The degree of nonconformity was calculated using the required minimum particular to each defined property type.



5. Oregon Hill Block 1

LOT WIDTH ANALYSIS

Block zoned R-7

District	Property Type	Min Lot Width
R-7	SFD	30 ft
	SFA	18 ft
	2FD	42 ft
	2FA	36 ft

LOT WIDTH DEGREE OF NONCONFORMITY

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

* The degree of nonconformity was calculated using the required minimum particular to each defined property type.



5. Oregon Hill Block 1

SETBACKS ANALYSIS

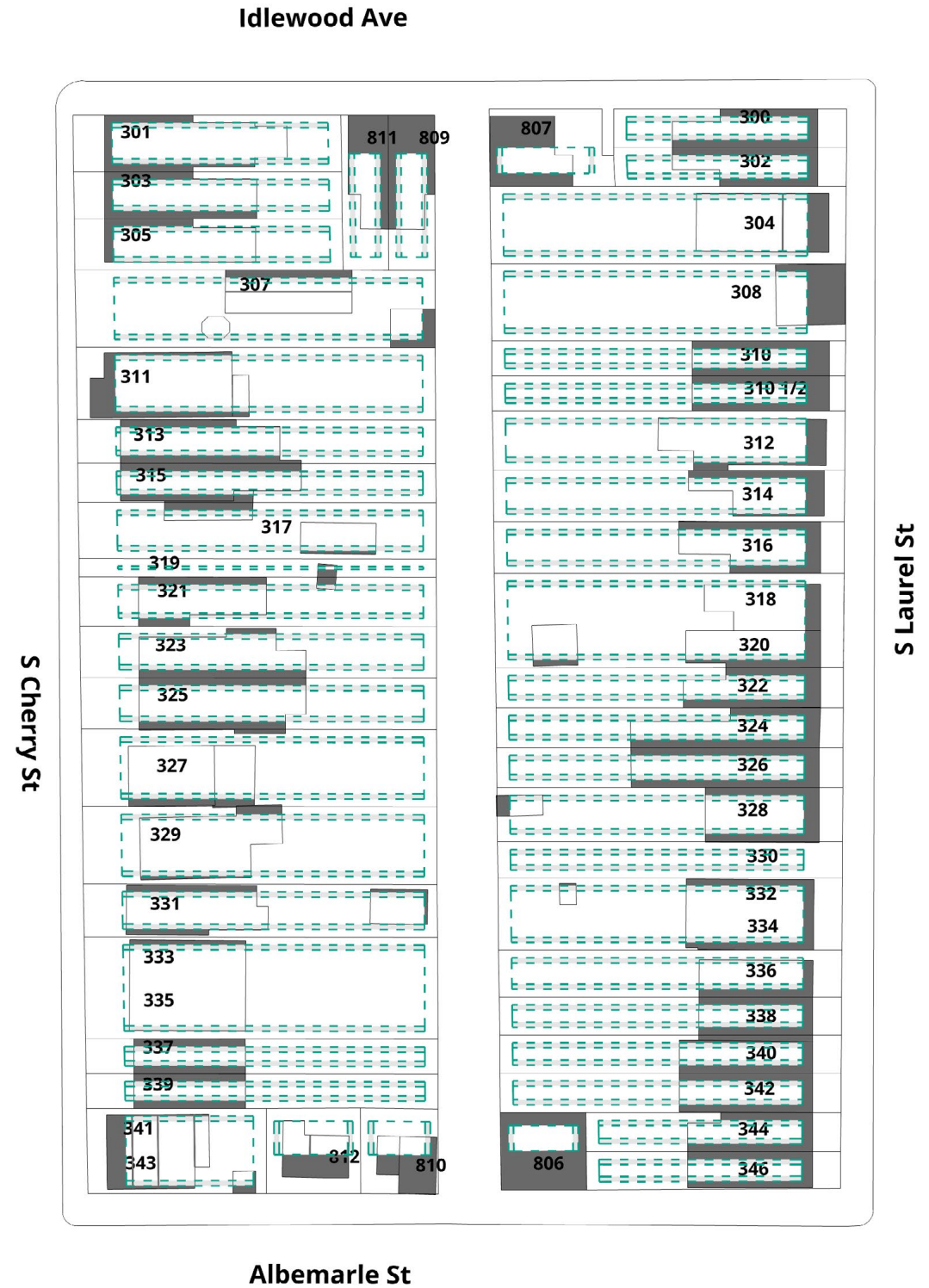
LEGEND

 Required Setback*

 Existing Building Footprint

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

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



5. Oregon Hill Block 1

CHARACTER



332/334 S Laurel St - Semibasement + Porch



810 Albemarle St



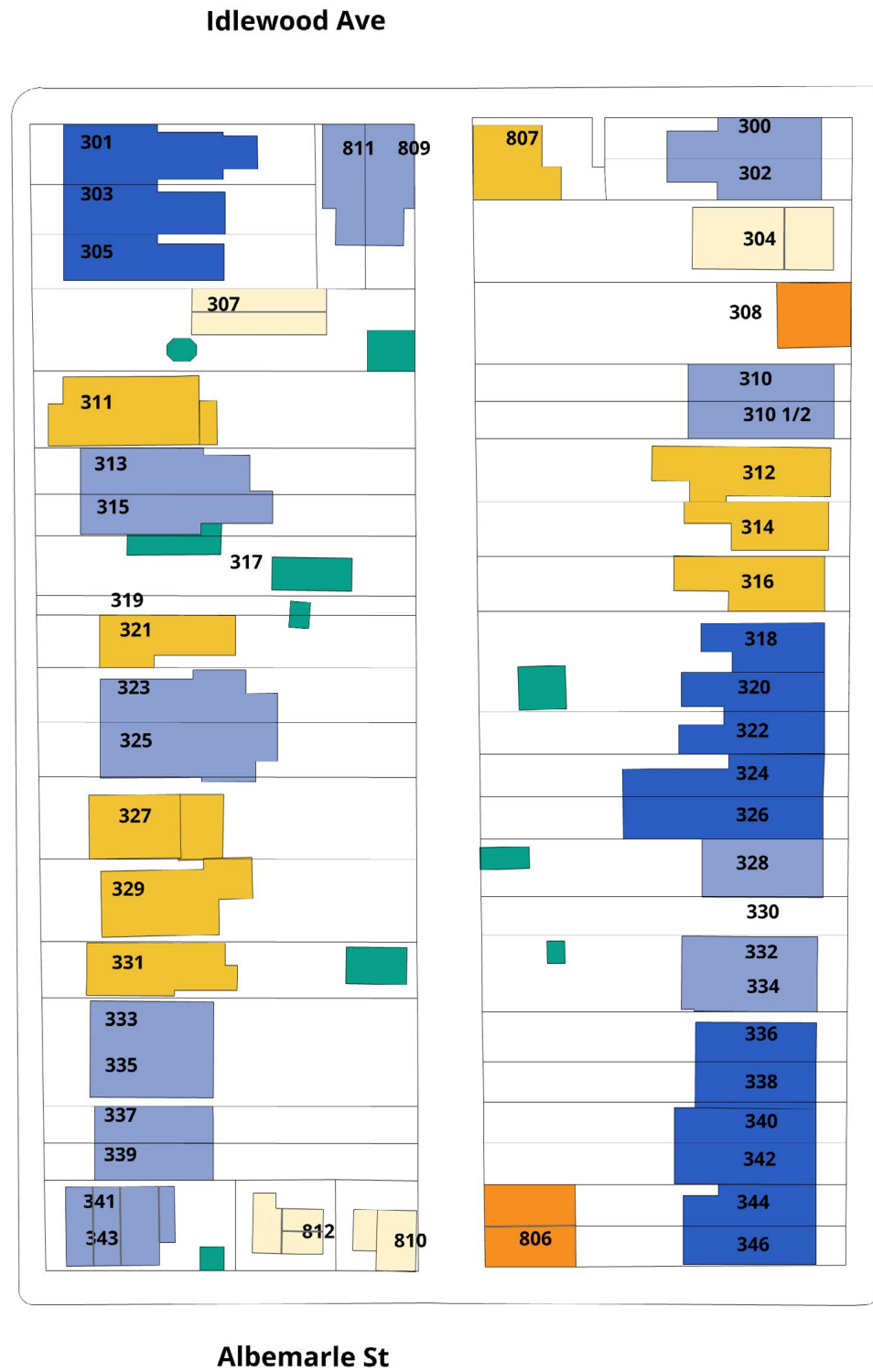
301 & 303 S Cherry St - Porch



809 & 811 Idlewood Ave - Porch

BUILDING TYPE

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



5. Oregon Hill Block 1

Zoning District	Street	Bldg #	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	
			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-7						SF / 2F / MF	SF min 3600 or 2200 2F min 4400	min 18, 30, 36 or 42		max 55%	#	max 35	min 15	min 3 / 5	min 3 / 5	min 5	yes								
Oregon Hill - Block 1	S Laurel St	300	Semi Detached House	porch	no		medium	shed	SFA	1,355	15	742	55%	2	24.5	12	0	0	25	no	=	no	no		
		302	Semi Detached House	porch	yes		medium	shed	SFA	1,350	15	806	60%	2	24.5	12	0	0	25	no	=	no	no		
		304	Detached House	porch	yes		high	gable	SFD	4,135	30	1,336	32%	2	25	15	5	3	81	yes	=	yes	yes	rear	alley
		308	General Commercial	shopfront	no		high	shed	Mixed Use	4,119	30	619	15%	2	20.5	0	5	0	66	no	=	yes	no		
		310	Semi Detached House	stairs+porch	no	yes	medium	shed	2FA	1,849	13	842	46%	2	26.5	11	0	0	77	no	=	yes	yes	rear	alley
		310 1/2	Semi Detached House	stairs+porch	no	yes	medium	shed	2FA	1,845	13	844	46%	2	26.5	11	0	0	77	no	=	yes	yes	rear	alley
		312	Detached Urban	porch	no		medium	flat	SFD	3,137	23	1,104	35%	2	22	11	2	3	71	no	=	yes	yes	rear	alley
		314	Detached Urban	porch	no		medium	flat	SFD	2,720	20	785	29%	2	22	11	3	0	81	no	=	yes	yes	rear	alley
		316	Detached Urban	porch	no	yes	medium	shed	SFD	2,713	20	971	36%	2	24	11	0	0	78	no	=	yes	yes	rear	alley
		318 / 320*	Attached House	porch	yes		medium	shed	2FA	4,934	37	1,847	37%	2	22	11	0	0	77	yes	=	yes	yes	rear	alley
		322	Attached House	porch	yes		medium	flat	SFA	2,089	15	745	36%	2	22.5	11	0	0	77	no	=	yes	yes	rear	alley
		324	Attached House	porch			low	shed	SFA	2,084	15	930	45%	2	26	11	0	0	66	no	=	yes	yes	rear	alley
		326	Attached House	porch			low	shed	SFA	2,080	15	1,301	63%	2	26	11	0	0	66	no	=	yes	yes	rear	alley
		328	Attached House	stairs+porch	yes	yes	medium	shed	SFA	2,812	21	1,216	43%	2	27.5	11	0	0	94	yes	=	yes	yes	rear	alley
		330							Vacant	1,870	14	75	4%	2						no	=	yes			
		332 / 334*	Semi Detached House	stairs+porch	yes	yes	medium	shed	MF	3,731	28	1,474	40%	2	24.5	11	0	0	87	yes	=	yes	yes	rear	alley
		336	Attached House	stairs+porch	yes	yes	medium	flat	SFA	2,412	18	864	36%	2	25	11	0	3	87	no	=	yes	yes	rear	alley
		338	Attached House	stairs+porch	yes	yes	medium	shed	2FA	1,951	14	721	37%	2	25	11	0	0	87	no	=	yes	yes	rear	alley
	340	Attached House	stairs+porch		yes	medium	shed	2FA	1,948	14	783	40%	2	26	11	0	0	87	no	=	yes	yes	rear	alley	
	342	Attached House	stairs+porch		yes	medium	shed	2FA	2,024	15	793	39%	2	26	11	0	0	87	no	=	yes	yes	rear	alley	
344	Attached House	porch	yes		medium	shed	SFA	1,495	15	715	48%	2	24	11	0	0	32	no	=	no	no				
346	Attached House	porch	yes		medium	shed	SFA	1,435	14	817	57%	2	23.5	9	0	0	29	no	=	no	no				
	Albermarle St	806	General Commercial			low	gable	Mixed Use	988	33	891	90%	2	21.5	0	0	6	0	no	=	yes	no			
		810	Detached House			medium	shed	SFD	990	30	520	53%	2	13.5	0	4	0	10	no	=	yes	no			
		812	Detached House	stoop		medium	gable	SFD	1,208	37	516	43%	2	21	6	6	8	12	no	=	no	no			

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 and basic trends relative to zoning.

5. Oregon Hill Block 1 Continued

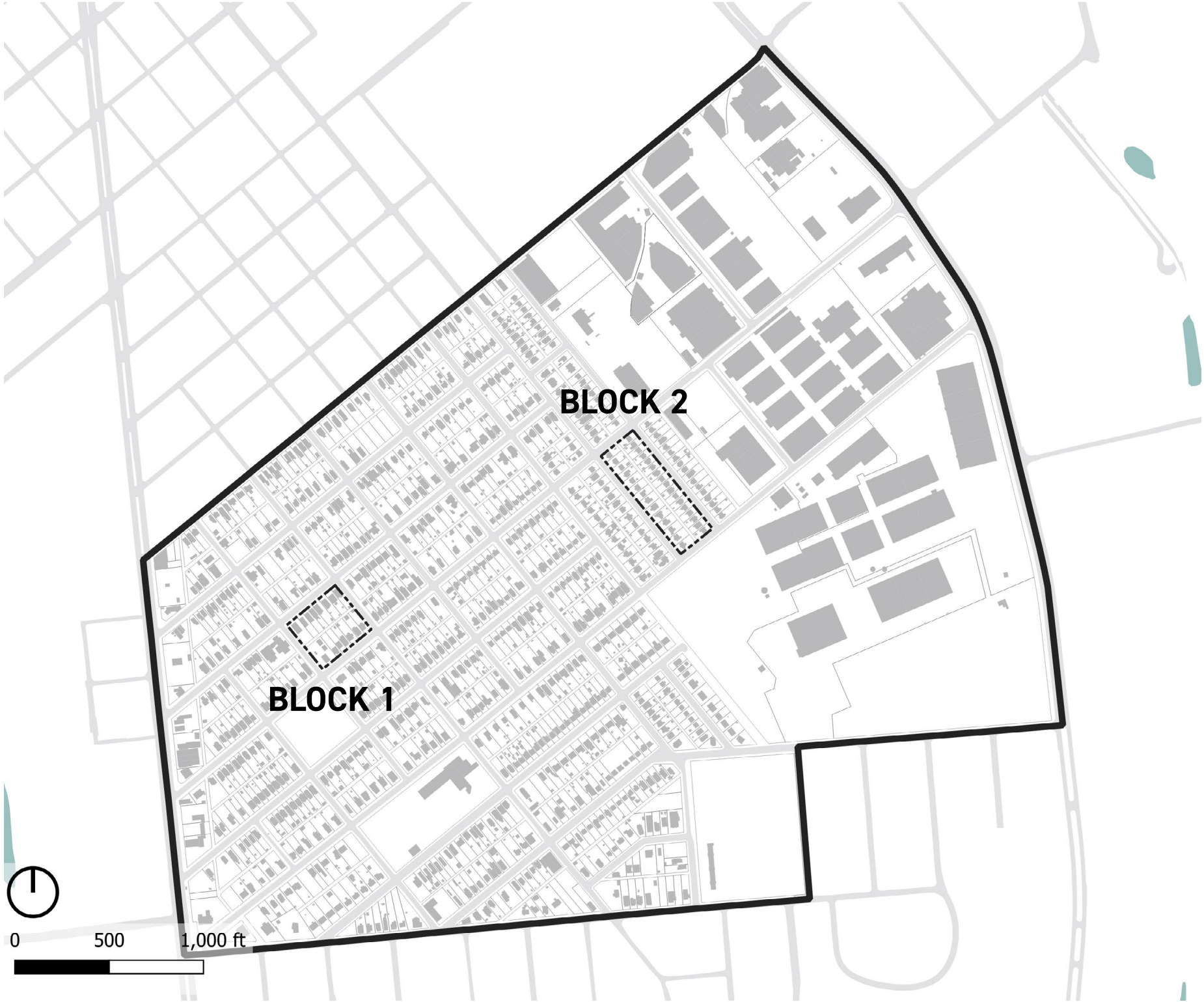
Zoning District	Street	Bldg #	1. Character/Frontage					2. Density					3. Setbacks					4. Circulation/Service							
			Building type adjusted	Building Frontage	Fence	Semi-basement	Fenestration	Roofline type	Property Type	Lot Size	Lot Width	Building Footprint Area	Lot Coverage	Building Height	Front Setback	Side Setback (Left)	Side Setback (Right)	Rear Setbacks	Accessory Structure	Topography	Alley Presence	On-site Parking	Parking Location	Parking Access	
			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-7						SF / 2F / MF	SF min 3600 or 2200 2F min 4400	min 18, 30, 36 or 42		max 55%	#	max 35	min 15	min 3 / 5	min 3 / 5	min 5	yes								
Oregon Hill - Block 1	S Cherry St	301	Attached House	porch			medium	shed	2FA	2,286	22	1,323	58%	2	27	11	0	0	31	no	=	no	no		
		303	Attached House	porch			medium	shed	SFA	1,889	18	1,077	57%	2	27	11	0	0	31	no	=	no	no		
		305	Attached House	porch			medium	shed	SFA	2,063	19	1,132	55%	2	27	11	0	3	31	no	=	no	no		
		307	Detached House	porch	yes		high	gable	SFD	4,181	30	1,770	42%	2	20	57	3	10	34	yes	=	yes	no		
		311	Detached Urban	porch			medium	hip	SFD	3,894	28	1,622	42%	2	22.5	9	4	0	88	no	=	yes	yes	rear	alley
		313	Semi Detached House	porch	yes		low	shed	SFA	2,360	17	1,087	46%	2	24	25	3	0	66	no	=	yes	yes	rear	alley
		315	Semi Detached House	porch	yes		low	shed	SFA	2,097	15	1,086	52%	2	24	25	0	0	66	no	=	yes	yes	rear	alley
		317								Garage	3,016	21	647	21%	2						=	yes	yes	rear	alley
		319								Vacant	982	7	90	9%	2						=	yes	yes	rear	alley
		321	Detached Urban	porch	yes		low	shed	SFD	2,626	19	879	33%	2	20.5	24	4	0	71	no	=	yes	yes	rear	alley
		323	Semi Detached House	porch	yes		low	shed	SFA	2,760	20	1,189	43%	2	21	25	3	0	47	no	=	yes	yes	rear	alley
		325	Semi Detached House	porch	yes		low	shed	SFA	2,756	20	1,195	43%	2	21	25	0	3	54	no	=	yes	yes	rear	alley
		327	Detached Urban	porch			medium	shed	SFD	4,126	30	1,256	30%	2	23.5	23	4	4	77	no	=	yes	yes	rear	alley
		329	Detached Urban	porch	yes		medium	shed	SFD	4,117	30	1,328	32%	2	23	24	4	3	64	no	=	yes	yes	rear	alley
		331	Detached Urban	stairs+porch	yes		medium	shed	SFD	2,808	20	1,503	54%	2	23	18	2	2	69	yes	=	yes	yes	rear	alley
		333 / 335	Semi Detached House	porch	yes		low	shed	2FD	5,398	39	1,674	31%	2	23.5	18	0	3	83	no	=	yes	yes	rear	alley
		337	Semi Detached House	porch			medium	shed	SFA	1,841	13	660	36%	2	24	17	0	0	82	no	=	yes	yes	rear	alley
	339	Semi Detached House	porch			medium	shed	SFA	1,823	13	639	35%	2	24	17	0	0	82	no	=	no	no			
	341 / 343	Semi Detached House	stoop	yes		medium	gable	2FA	2,290	33	1,198	52%	2	25	8	3	3	22	yes	=	no	no			
		Idlewood Ave	807	Detached Urban	porch			medium	shed	SFD	1,364	43	734	54%	2	23.5	3	22	4	0	no	=	yes	no	
	809		Semi Detached House	porch			high	shed	SFA	1,086	18	787	72%	2	24.5	5	6	0	9	no	=	yes	no		
	811		Semi Detached House	porch			high	shed	SFA	1,079	18	576	53%	2	24.5	5	0	6	9	no	=	no	no		

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 and basic trends relative to zoning.

6. OAK GROVE



6. Oak Grove Block 1

HISTORICAL CONTEXT

YEAR BUILT

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

* As defined by the records from the City of Richmond's Assessor of Real Estate.



6. Oak Grove Block 1

LOT SIZE ANALYSIS

Block zoned R-5

District	Property Type	Min Lot Size
R-5	SFD	6,000 sf

LOT SIZE DEGREE OF NONCONFORMITY

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



6. Oak Grove Block 1

LOT WIDTH ANALYSIS

Block zoned R-5

District	Property Type	Min Lot Width
R-5	SFD	50 ft

LOT WIDTH DEGREE OF NONCONFORMITY

- Up to 5% Below Minimum Width
- 5% - 10% Below Minimum Width
- 10% - 20% Below Minimum Width
- 20% - 30% Below Minimum Width
- 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

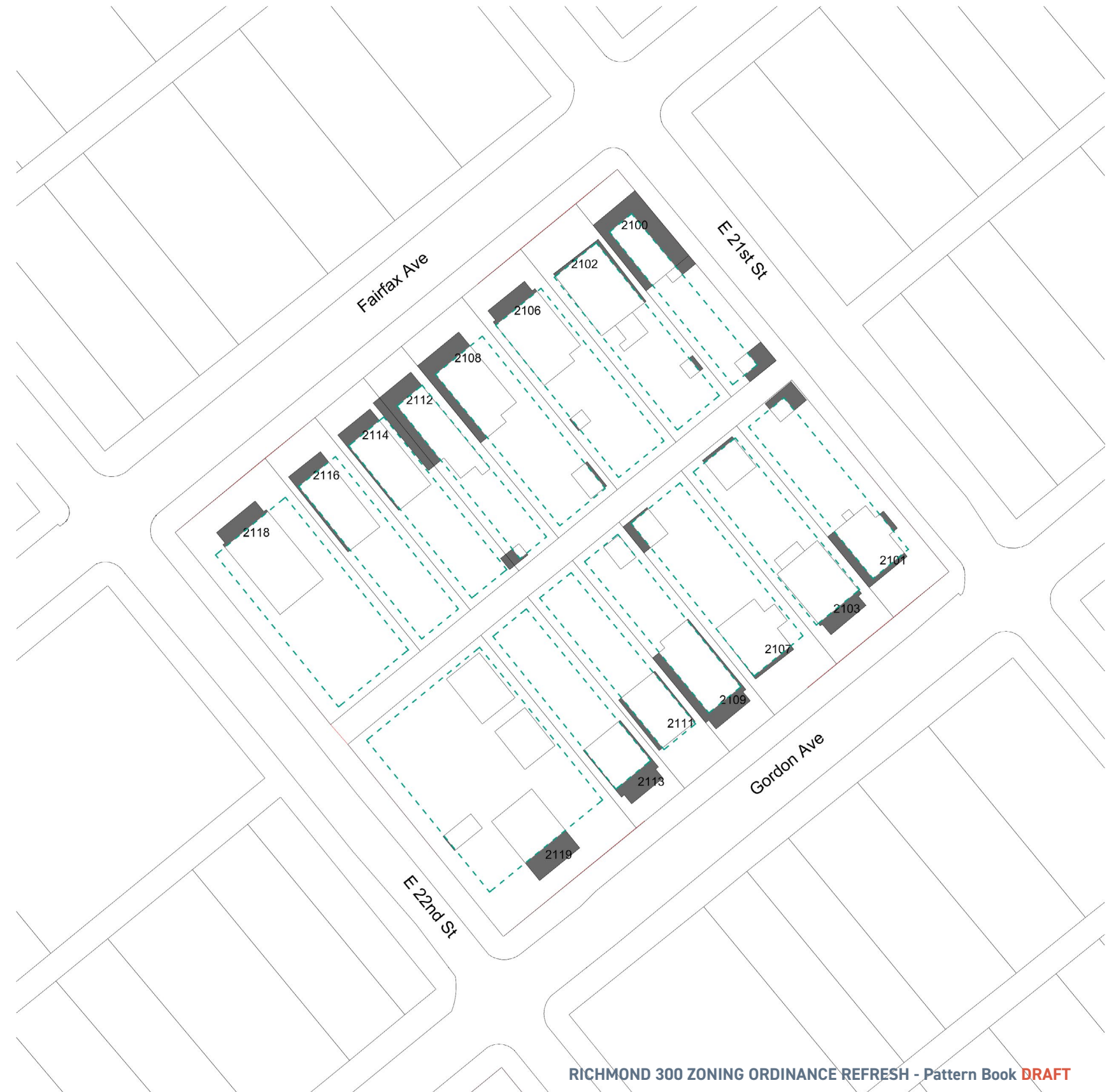
LEGEND

 Required Setback*

 Existing Building Footprint

* R-5 requires a minimum of 5 ft 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 5 ft 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



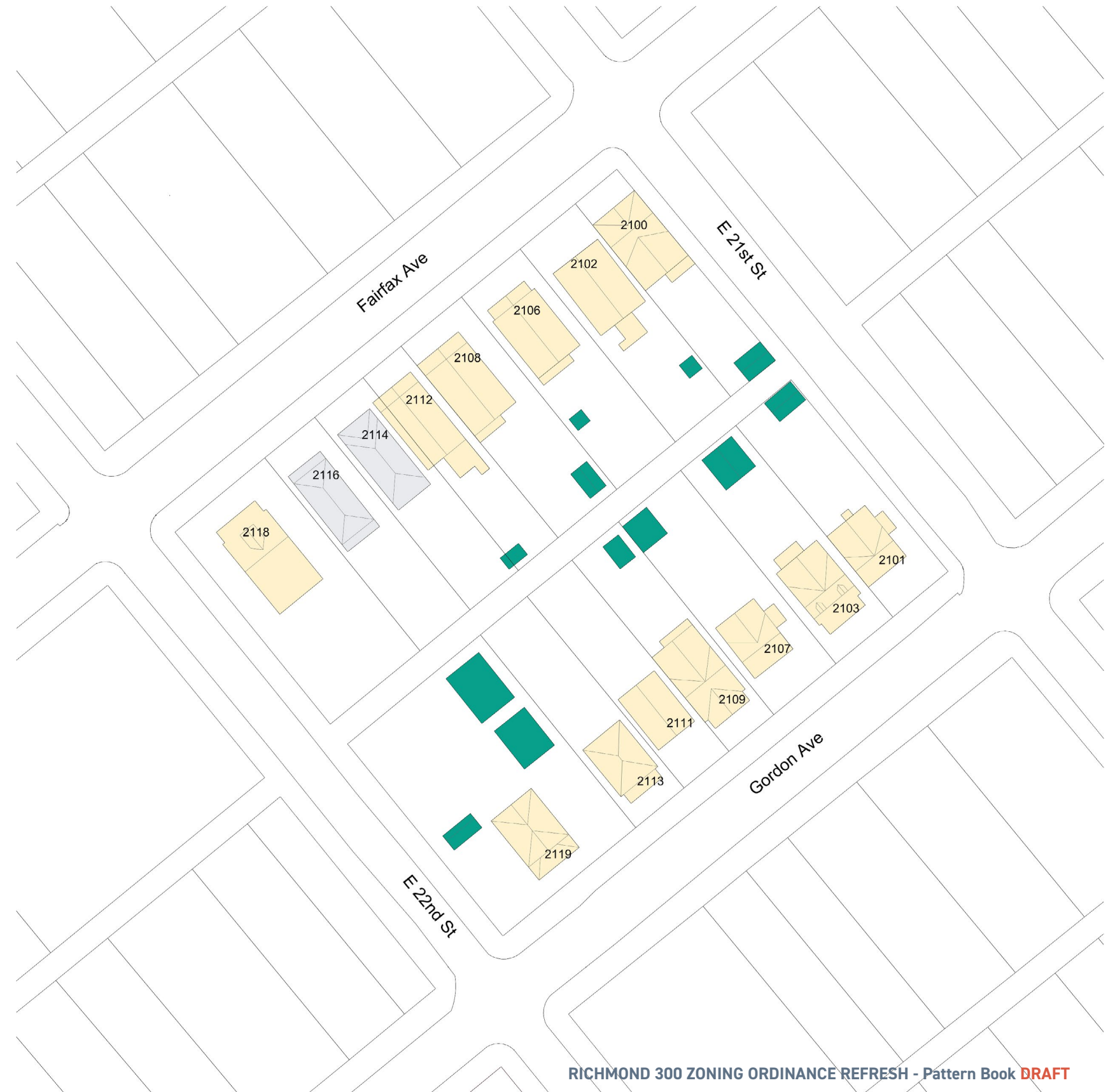
2106 Fairfax Ave - Porch



2119 Gordon Ave - Porch

BUILDING TYPE

- Detached House
- Duplex
- Accessory Structure



6. Oak Grove Block 1

Zoning District	Street	Bldg #	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	
			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							
di	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 and basic trends relative to zoning.

6. Oak Grove Block 2

HISTORICAL CONTEXT

YEAR BUILT

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

* As defined by the records from the City of Richmond's Assessor of Real Estate.



6. Oak Grove Block 2

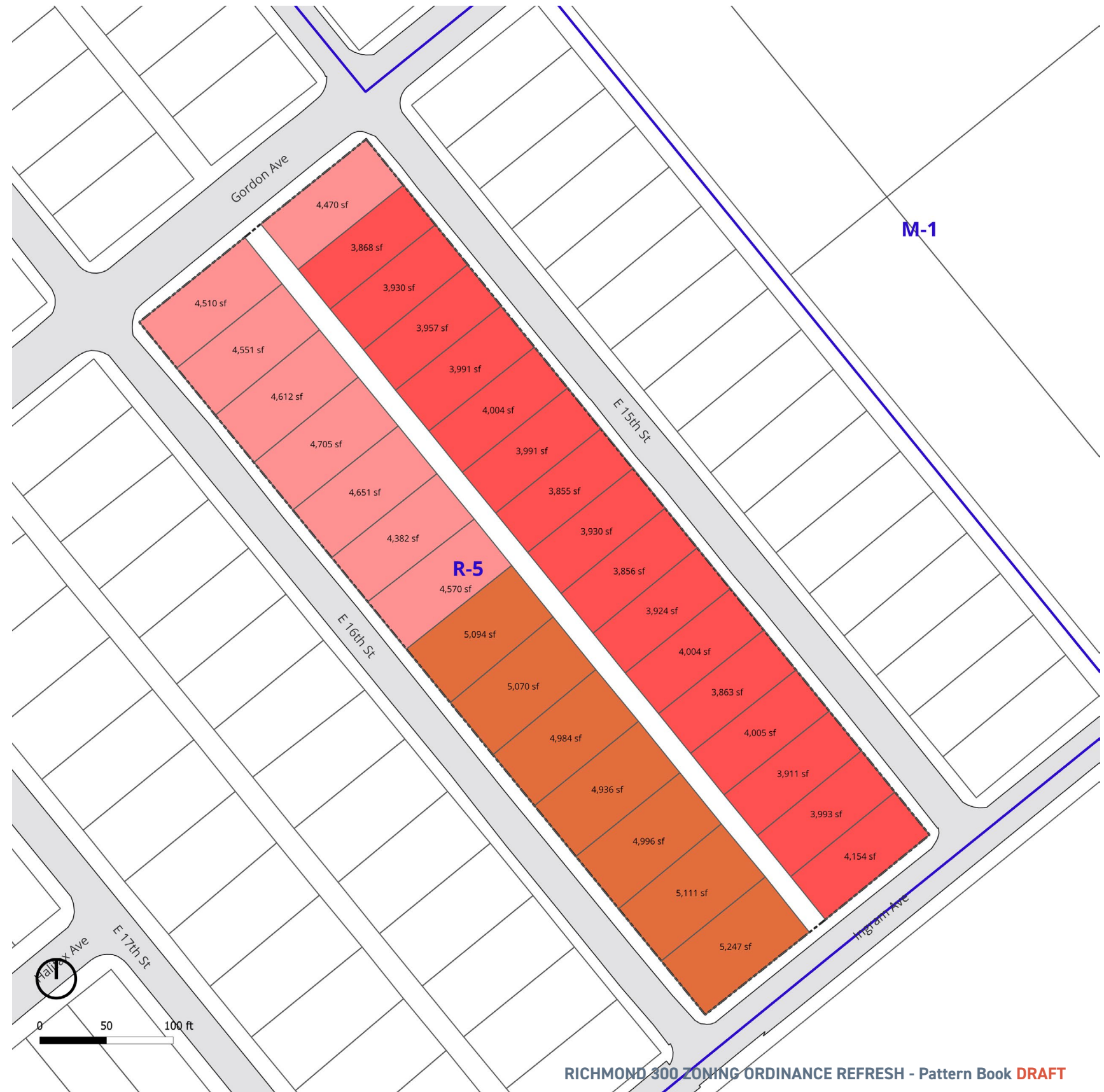
LOT SIZE ANALYSIS

Block zoned R-5

District	Property Type	Min Lot Size
R-5	SFD	6,000 sf

LOT SIZE DEGREE OF NONCONFORMITY

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



6. Oak Grove Block 2

LOT WIDTH ANALYSIS

Block zoned R-5

District	Property Type	Min Lot Width
R-5	SFD	50 ft

LOT WIDTH DEGREE OF NONCONFORMITY

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



6. Oak Grove Block 2

SETBACKS ANALYSIS

LEGEND

 Required Setback*

 Existing Building Footprint

* R-5 requires a minimum of 5 ft 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 5 ft and was not adjusted for each individual case where narrower yards would be allowed. Diagram is for reference only.



6. Oak Grove Block 2

CHARACTER



1111 E 15th St - Stoop



1117 E 15th St - Porch














1108 E 16th St - Stoop



1120 E 16th St - Porch

BUILDING TYPE

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

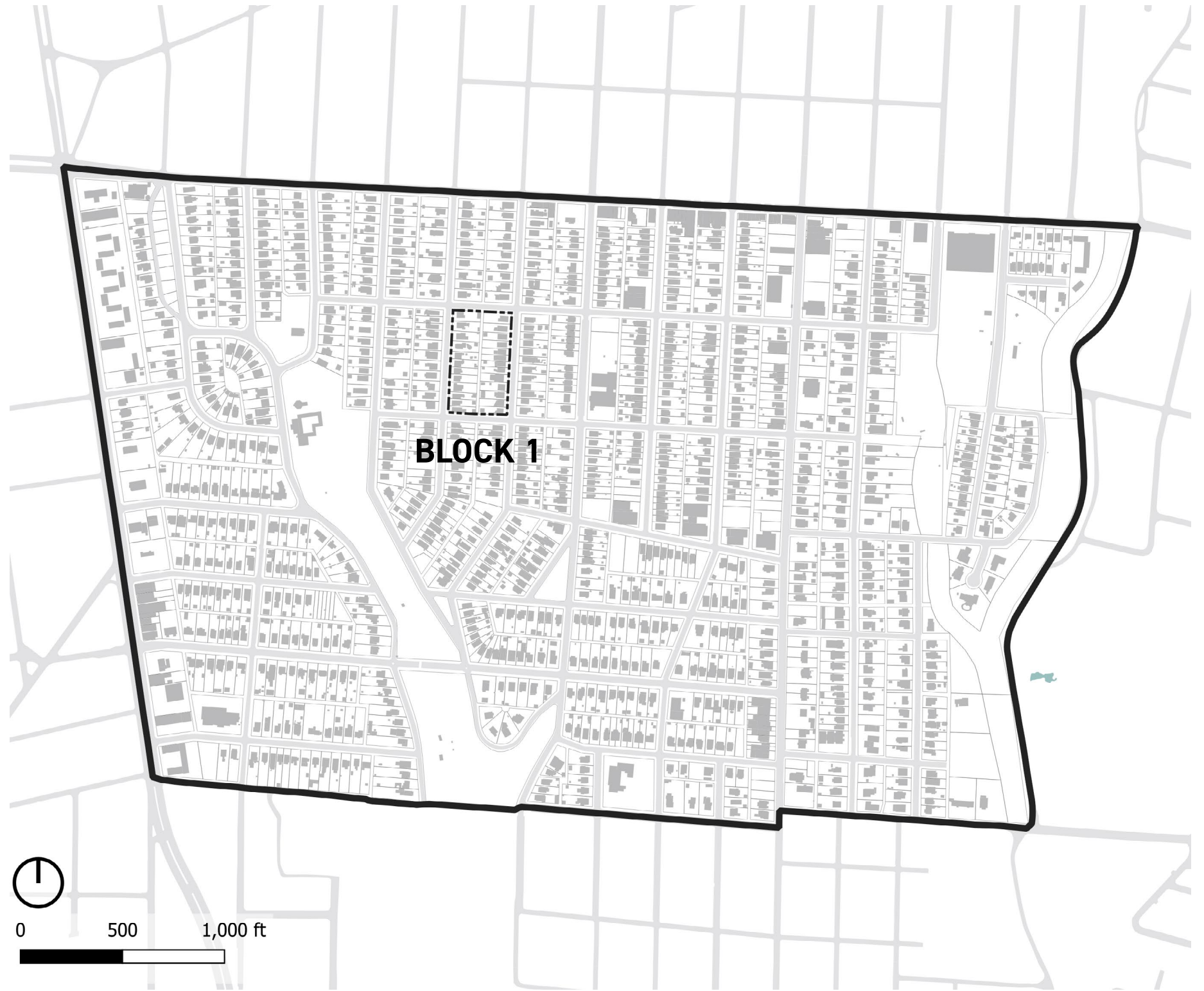


6. Oak Grove Block 2

			1. Character/Frontage					2. Density					3. Setbacks					4. Circulation/Service								
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		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 2	R-5	E 15th St	1101	Detached House	stoop		low	Gable	SFD	4,470	40	998	22%	1	14	30	2	9	14	yes	+	yes	no			
			1103	Detached House	stoop	yes	low	Gable	SFD	3,868	39	1,164	30%	1	13.5	30	5	3	6	yes	+	yes	no			
			1105	Detached House	stoop	yes	low	Gable	SFD	3,930	39	829	21%	1	14	30	7	4	40	no	+	yes	no			
			1107	Detached House	stoop	yes	low	Gable	SFD	3,957	39	943	24%	1	13.5	31	6	3	5	yes	+	yes	no			
			1109	Detached House	porch	yes	low	Gable	SFD	3,991	39	1,249	31%	1	13	31	4	4	9	yes	+	yes	no			
			1111	Detached House	stoop	yes	low	Gable	SFD	4,004	39	914	23%	1	12.5	32	9	4	9	yes	+	yes	no			
			1113	Detached House	porch	yes	low	Gable	SFD	3,991	39	1,244	31%	1	13	29	5	4	13	yes	+	yes	no			
			1115	Detached House	stoop	yes	low	Gable	SFD	3,855	39	852	22%	1	14	31	6	4	47	no	+	yes	no			
			1117	Detached House	porch	yes	low	Gable	SFD	3,930	39	879	22%	1	14	33	4	6	49	no	+	yes	no			
			1119	Detached House	porch	yes	low	Gable	SFD	3,856	39	1,304	34%	1	13	29	5	4	45	no	+	yes	no			
			1121	Detached House	porch	yes	low	Gable	SFD	3,924	39	791	20%	1	13	32	5	6	47	no	+	yes	no			
			1123	Detached House	porch	yes	low	Gable	SFD	4,004	39	1,060	26%	1	13	32	4	5	4	yes	+	yes	no			
			1125	Detached House	stoop		low	Gable	SFD	3,863	39	922	24%	1	14	30	5	6	47	no	+	yes	no			
			1127	Detached House	porch	yes	low	Gable	SFD	4,005	39	954	24%	1	13	30	6	5	48	no	+	yes	no			
	1129	Detached House	porch	yes	low	Gable	SFD	3,911	39	1,159	30%	1	13.5	31	5	5	10	yes	+	yes	no					
	1131	Detached House	stoop	yes	low	Gable	SFD	3,993	39	1,222	31%	1	13	30	5	6	36	no	+	yes	no					
	1133	Detached House	stoop	yes	low	Gable	SFD	4,154	40	1,064	26%	1	14	30	7	5	9	yes	+	yes	no					
		R-5	E 16th St	1100	Detached House	porch	yes	low	Gable	SFD	4,510	42	991	22%	1.5	16.5	25	9	5	12	yes	+	yes	no		
	1102			Detached House	stoop	yes	low	Gable	SFD	4,551	45	967	21%	1.5	16.5	31	11	5	4	yes	+	yes	no			
	1104			Detached House	stoop		low	Gable	SFD	4,612	45	1,122	24%	1.5	15	37	10	6	29	yes	+	yes	yes	rear	alley	
	1106			Detached House	stoop		low	Gable	SFD	4,705	45	1,198	25%	1.5	15	34	6	6	7	yes	=	yes	no			
	1108			Detached House	stoop	yes	low	Gable	SFD	4,651	45	952	20%	1.5	16	33	11	6	27	yes	=	yes	no			
	1110			Detached House	porch		low	Gable	SFD	4,382	45	895	20%	1.5	16.5	35	9	5	44	no	=	yes	no			
	1112			Detached House	stoop	yes	low	Gable	SFD	4,570	45	849	19%	1.5	16.5	34	10	5	32	no	=	yes	no			
	1114			Detached House	porch	yes	medium	Gable	SFD	5,094	50	1,047	21%	1	16.5	37	5	14	31	no	=	yes	no			
	1116			Detached House	porch	yes	medium	Gable	SFD	5,070	50	1,295	26%	1	16.5	35	5	14	33	no	=	yes	no			
1118	Detached House			porch	yes	medium	Gable	SFD	4,984	50	1,279	26%	1	16.5	34	6	5	5	yes	=	yes	no				
1120	Detached House			porch	yes	low	Gable	SFD	4,936	50	1,101	22%	1	16.5	34	6	12	5	yes	=	yes	no				
1122	Detached House			stoop	yes	low	Gable	SFD	4,996	50	1,062	21%	1	15.5	30	6	5	48	no	=	yes	no				
1124	Detached House	porch		low	Gable	SFD	5,111	50	1,028	20%	1	15.5	28	6	13	51	no	=	yes	no						
1126	Detached House	stoop	yes	low	Gable	SFD	5,247	52	1,060	20%	1	16.5	26	6	8	55	no	=	yes	no						

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

7. NORTHERN BARTON HEIGHTS



7. Northern Barton Heights Block 1

HISTORICAL CONTEXT

YEAR BUILT

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

* As defined by the records from the City of Richmond's Assessor of Real Estate.



7. Northern Barton Heights Block 1

LOT SIZE ANALYSIS

Block zoned R-5

District	Property Type	Min Lot Size
R-5	SFD	6,000 sf

LOT SIZE DEGREE OF NONCONFORMITY

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



7. Northern Barton Heights Block 1

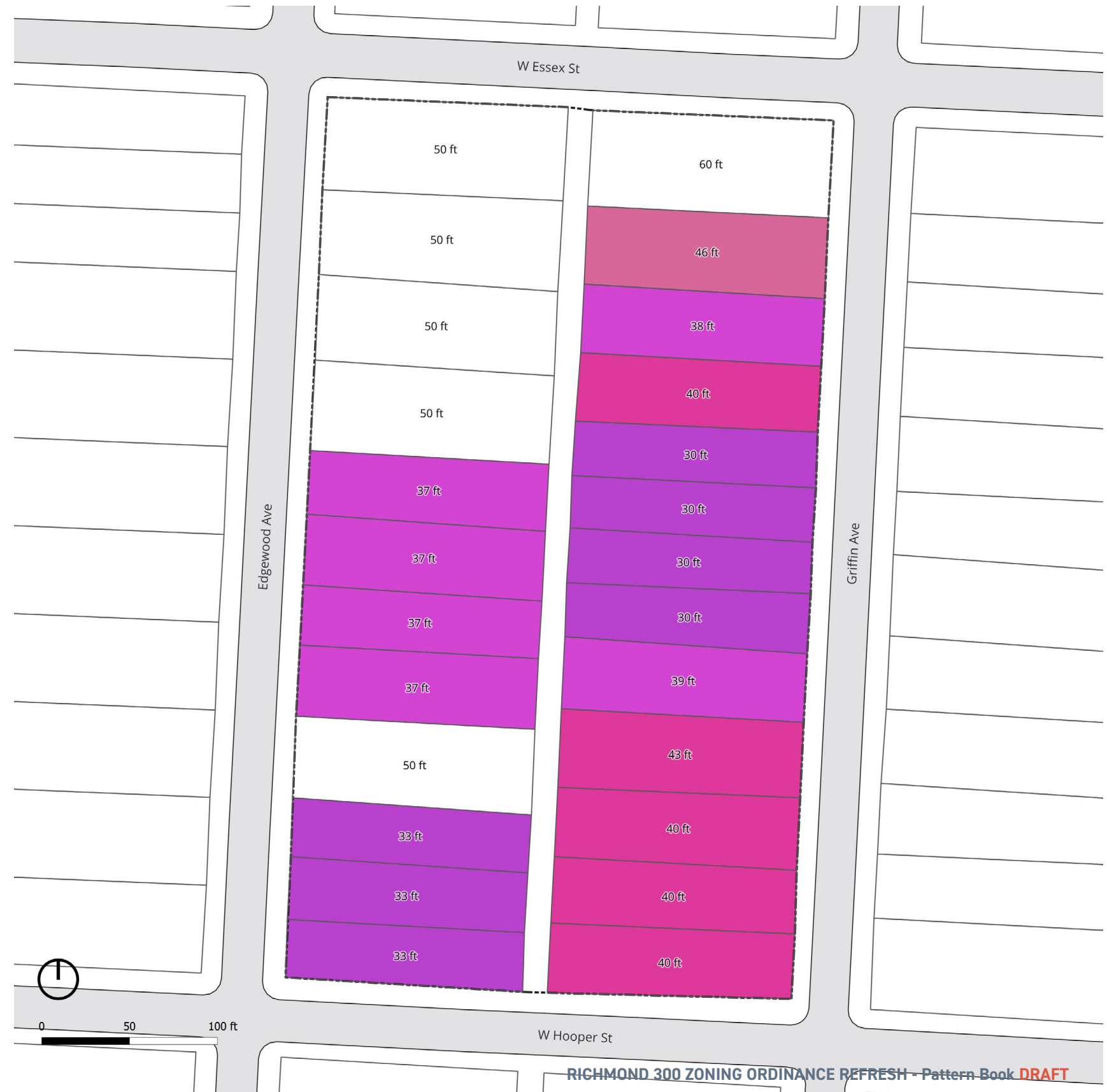
LOT WIDTH ANALYSIS

Block zoned R-5

District	Property Type	Min Lot Width
R-5	SFD	50 ft

LOT WIDTH DEGREE OF NONCONFORMITY

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



7. Northern Barton Heights Block 1

SETBACKS ANALYSIS

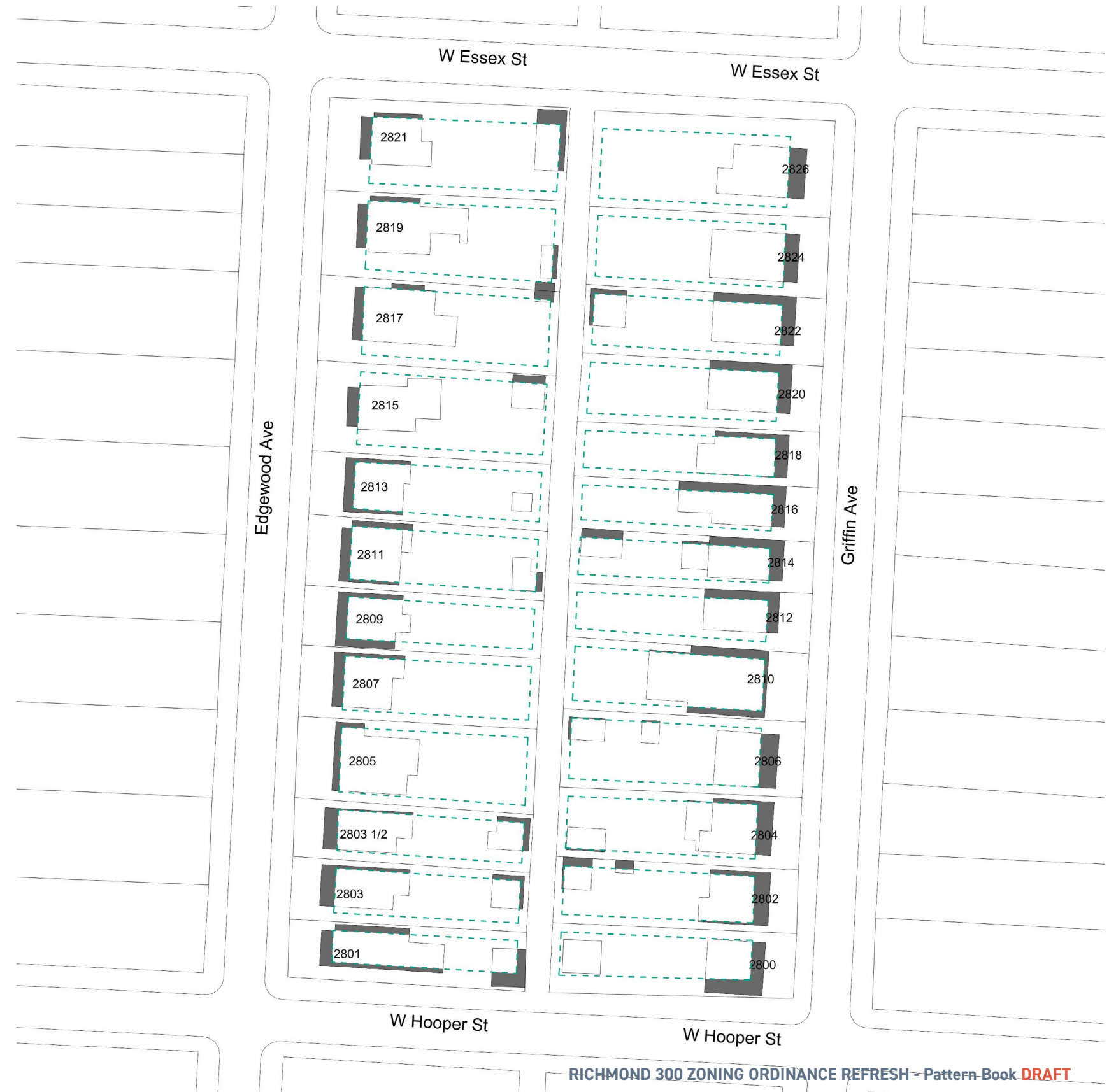
LEGEND

 Required Setback*

 Existing Building Footprint

* R-5 requires a minimum of 5 ft 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 5 ft and was not adjusted for each individual case where narrower yards would be allowed. Diagram is for reference only.



7. Northern Barton Heights Block 1

CHARACTER



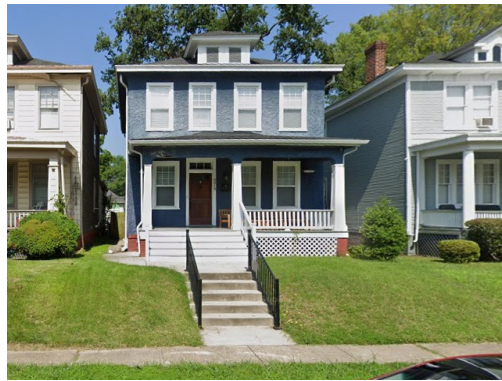
2805 Edgewood Ave - Porch



2815 Edgewood Ave - Porch














2810 Griffin Ave - Stairs + Porch



2818 Griffin Ave - Stairs + Porch

BUILDING TYPE

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

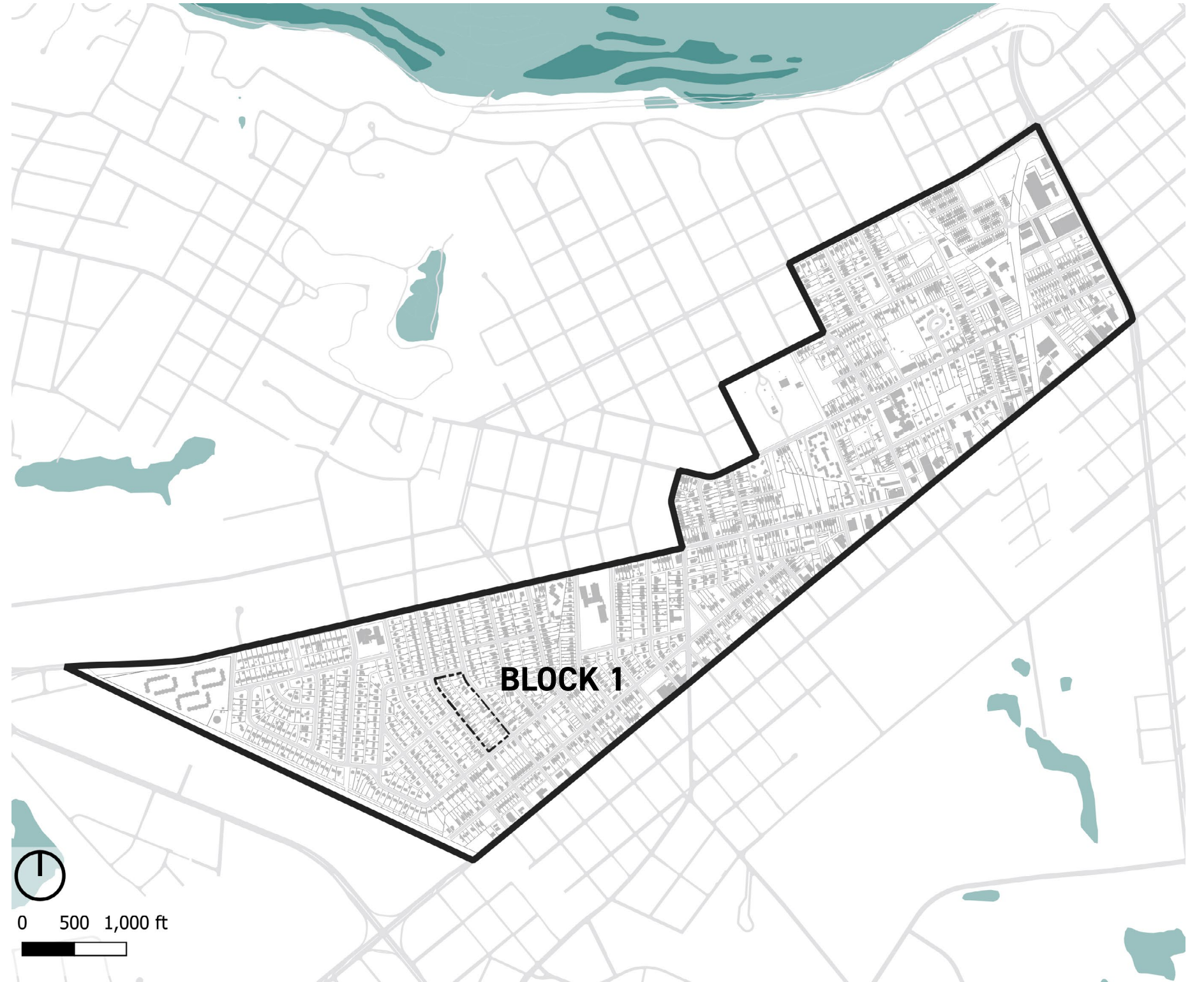


7. Northern Barton Heights Block 1

Zoning District	Street	Bldg #	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	
			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	Street/ Alley		
R-5						SF / 2F / MF	min 6000	min 50	max 55%	#	max 35	min 25	min 5	min 5	min 5	yes									
Northern Barton Heights - Block 1	Edgewood Ave	2801	Detached House	porch			high	Hip	SFD	4,514	33	1,937	43%	2.5	26	27	6	5	5	yes	=	yes	no		
		2803	Detached House	porch			high	Hip	SFD	4,725	33	1,451	31%	2.5	26.5	27	5	3	7	yes	=	yes	no		
		2803 1/2	Detached House	porch			high	Hip	SFD	4,520	33	1,681	37%	2.5	26	26	6	5	7	yes	=	yes	no		
		2805	Detached House	porch			high	Hip	SFD	6,494	50	1,596	25%	2	27.5	24	2	6	77	no	=	yes	no		
		2807	Detached House	porch			medium	Hip	SFD	5,506	37	996	18%	2	26	25	4	3	6	yes	=	yes	no		
		2809	Detached House	porch			medium	Hip	SFD	4,573	37	1,124	25%	2	25	27	4	3.5	3	yes	=	yes	no		
		2811	Detached House	porch			medium	Hip	SFD	5,459	37	1,577	29%	2	25.5	25	4	4	9	yes	=	yes	no		
		2813	Detached House	porch			low	Hip	SFD	5,083	37	1,592	31%	2	25.5	26	4	3.5	77	no	=	yes	no		
		2815	Detached House	porch			high	Hip	SFD	6,944	50	2,190	32%	2	25.5	26	3	9	5	yes	=	yes	yes	rear	alley
		2817	Detached House	porch			medium	Hip	SFD	6,598	50	1,789	27%	2.5	27	26	2	12	5	yes	=	yes	no		
		2819	Detached House	porch			low	Gable	SFD	6,845	50	1,796	26%	2	24	24	7	3	5	yes	=	yes	no		
	2821	Detached House	porch			low	Gable	SFD	7,279	50	1,678	23%	2	23.5	25	0	12	2	yes	=	yes	no			
	Griffin Ave	2800	Detached House	stairs+porch			medium	Hip	SFD	5,344	40	1,665	31%	2	26.5	26	4	4	10	yes	+	yes	no		
		2802	Detached House	stairs+porch			medium	Hip	SFD	5,135	40	1,368	27%	2	26	26	4	4	5	yes	+	yes	no		
		2804	Detached House	stairs+porch			medium	Hip	SFD	5,585	40	2,184	39%	2	26	27	4	4.5	6	yes	+	yes	no		
		2806	Detached House	stairs+porch			medium	Hip	SFD	6,068	43	1,499	25%	2	25	25	4	4.5	4	yes	+	yes	no		
		2810	Walk-up	stairs+porch			medium	Flat	MF	5,538	39	2,375	43%	2	26	29	3	3	32	no	+	yes	yes	rear	alley
		2812	Detached House	stairs+porch			high	Hip	SFD	4,513	30	1,276	28%	2	26.5	26	4	2	80	no	+	yes	yes	rear	alley
		2814	Detached House	stairs+porch			high	Hip	SFD	4,200	30	1,584	38%	2	27	29	4	2	7	yes	+	yes	no		
		2816	Detached House	stairs+porch			high	Hip	SFD	4,218	30	1,431	34%	2	27	28	4	2	60	no	+	yes	yes	rear	alley
		2818	Detached House	stairs+porch			high	Hip	SFD	4,355	30	1,366	31%	2	27	25	3	1	79	no	+	yes	yes	rear	alley
		2820	Detached House	stairs+porch			high	Hip	SFD	5,277	40	1,234	23%	2	27	25	7	6	64	no	+	yes	yes	rear	alley
		2822	Detached House	stairs+porch			high	Hip	SFD	5,325	38	1,744	33%	2	26.5	25	6	5	4	yes	+	yes	yes	rear	alley
		2824	Detached House	stairs+porch			high	Hip	SFD	6,214	46	1,674	27%	2	27	26	8	5	73	no	+	yes	yes	rear	alley
		2826	Detached House	stairs+porch			high	Hip	SFD	7,554	60	1,314	17%	2	26.5	29	15	15	4	yes	+	yes	no		

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

8. SWANSBORO / SWANSBORO WEST



8. Swansboro / Swansboro West Block 1

HISTORICAL CONTEXT

YEAR BUILT

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

* As defined by the records from the City of Richmond's Assessor of Real Estate.



8. Swansboro / Swansboro West Block 1

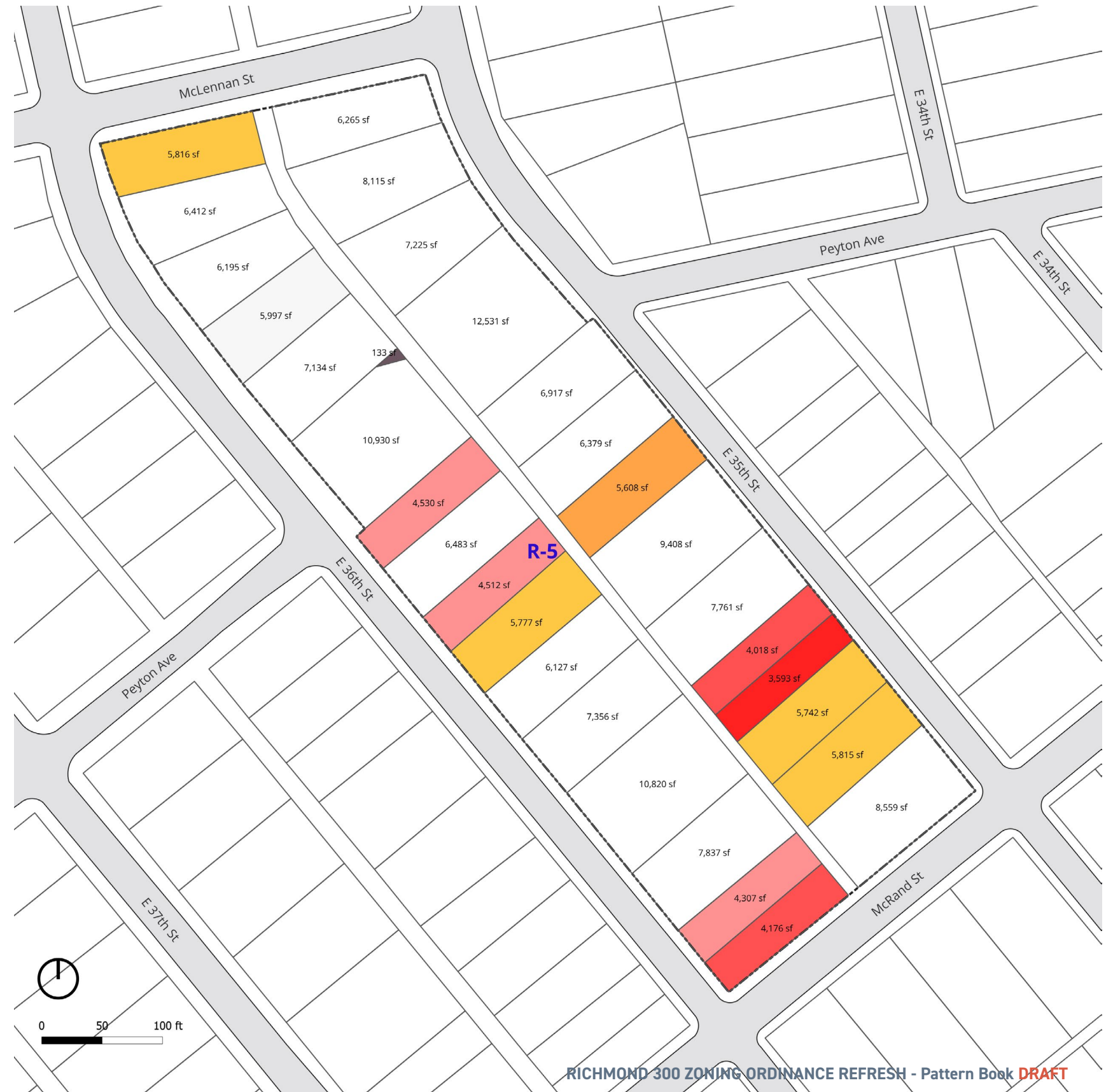
LOT SIZE ANALYSIS

Block zoned R-5

District	Property Type	Min Lot Size
R-5	SFD	6,000 sf

LOT SIZE DEGREE OF NONCONFORMITY

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



8. Swansboro / Swansboro West Block 1

LOT WIDTH ANALYSIS

Block zoned R-5

District	Property Type	Min Lot Width
R-5	SFD	50 ft

LOT WIDTH DEGREE OF NONCONFORMITY

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



8. Swansboro / Swansboro West Block 1

SETBACKS ANALYSIS

LEGEND

 Required Setback*

 Existing Building Footprint

* R-5 requires a minimum of 5 ft 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 5 ft and was not adjusted for each individual case where narrower yards would be allowed. Diagram is for reference only.



8. Swansboro / Swansboro West Block 1

CHARACTER



106 E 35th St - Stairs and Stoop



210 E 35th St - Porch














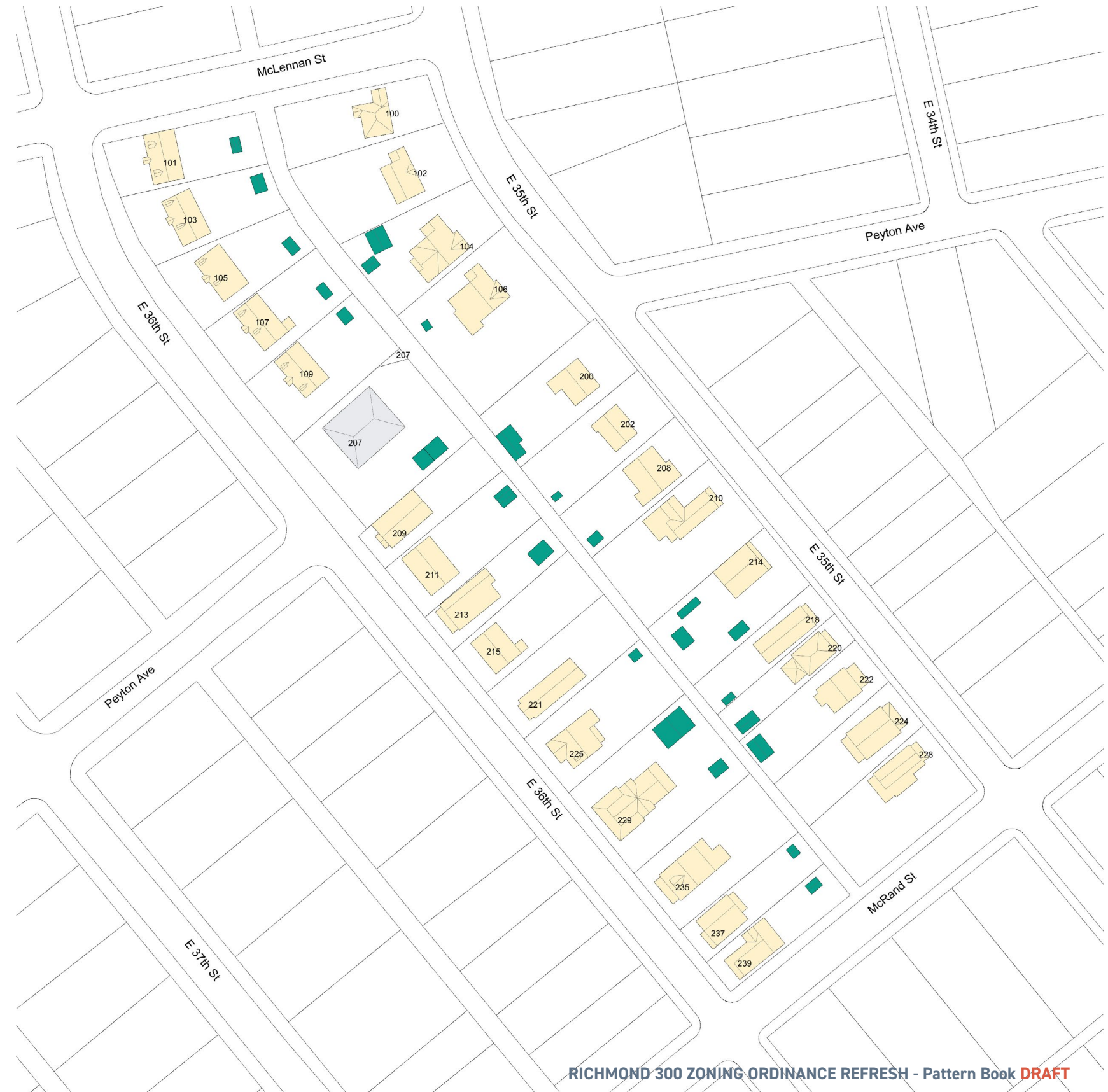
207 E 36th St - Stairs and Stoop



213 E 36th St - Porch

BUILDING TYPE

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

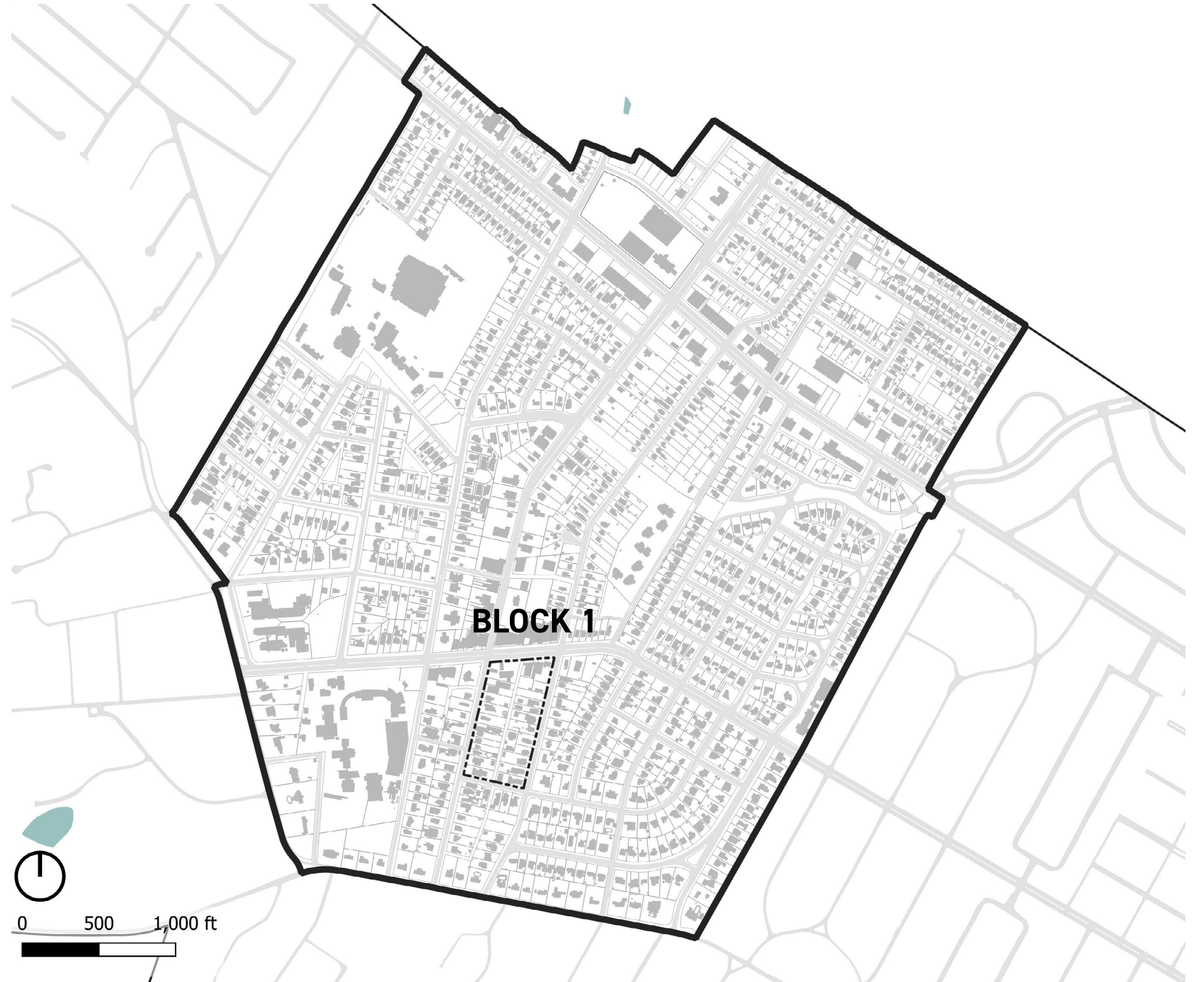


8. Swansboro / Swansboro West Block 1

Zoning District	Street	Bldg #	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	
			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								
Swansboro West - Block 1	E 35th St	100	Detached House	stairs+stoop			low	Hip	SFD	6,265	42	1,093	17%	1	14	37	5	16	70	no	+	yes	yes	rear	alley
		102	Detached House	stairs+stoop			low	Gable	SFD	8,115	50	996	12%	1	15	32	1	6	12	yes	+	yes	no		
		104	Detached House	stairs+stoop			low	Gable	SFD	7,225	51	1,892	26%	1	13.5	35	4	3	6	yes	+	yes	yes	rear	alley
		106	Detached House	stairs+stoop			low	Gable	SFD	12,531	107	1,540	12%	1	13	39	60	6	9	yes	+	yes	yes	rear	alley
		200	Detached House	stoop			low	Gable	SFD	6,917	55	1,273	18%	1	15	30	10	12	1	yes	=	yes	yes	rear	alley
		202	Detached House	stoop			low	Gable	SFD	6,379	50	800	13%	1	13.5	27	10	9	8	no	=	yes	no		
		208	Detached House	porch			medium	Gable	SFD	5,608	45	1,466	26%	1	14	28	4	6	7	yes	=	yes	no		
		210	Detached House	porch	yes		low	Gable	SFD	9,408	75	1,468	16%	1	13.5	17	26	5	55	no	=	yes	no		
		214	Detached House	porch	yes		medium	Gable	SFD	7,761	60	2,054	26%	2	25	18	19	20	12	yes	=	yes	no		
		218	Detached House	porch	yes		low	Gable	SFD	4,018	30	1,412	35%	1	15	17	2	5	9	yes	=	yes	no		
		220	Detached House	porch	yes		low	Hip	SFD	3,593	30	1,216	34%	2	25	16	3	6	4	yes	=	yes	yes	rear	alley
		222	Detached House	porch			low	Gable	SFD	5,742	45	1,371	24%	1	16.5	17	12	4	1	yes	=	yes	yes	rear	alley
		224	Detached House	porch			low	Gable	SFD	5,815	45	1,382	24%	1	16.5	17	9	11	74	no	=	yes	no		
		228	Detached House	porch	yes		medium	Gable	SFD	8,559	70	1,233	14%	1	14	16	33	7	74	no	=	yes	no		
	E 36th St	101	Detached House	stairs+stoop			low	Gable	SFD	5,816	50	1,517	26%	1.5	15	36	3	4	12	yes	+	yes	no		
		103	Detached House	stairs+stoop			medium	Gable	SFD	6,412	63	1,242	19%	1.5	14.5	37	5	6	1	yes	+	yes	no		
		105	Detached House	stairs+stoop			medium	Gable	SFD	6,195	64	1,470	24%	1.5	15	35	5	6	7	yes	+	yes	no		
		107	Detached House	stoop	yes		medium	Gable	SFD	5,997	56	1,391	23%	1.5	15	36	6	7	4	yes	=	yes	no		
		109	Detached House	stoop			medium	Gable	SFD	7,134	65	1,141	16%	1	15	25	5	15	9	yes	=	yes	no		
		207	Duplex	stairs+stoop	yes		low	Hip	2FD	10,930	94	2,731	25%	1	20	36	11	38	21	yes	=	yes	yes	rear	alley
		209	Detached House	porch	yes		low	Gable	SFD	4,530	34	1,194	26%	1	15	15	6	4	66	no	=	yes	no		
		211	Detached House	stoop	yes		medium	Gable	SFD	6,483	50	1,496	23%	1	13.5	17	5	6	0	yes	=	yes	no		
		213	Detached House	porch	yes		low	Gable	SFD	4,512	40	2,136	47%	1	15.5	17	6	10	8	yes	=	yes	no		
		215	Detached House	stoop	yes		medium	Gable	SFD	5,777	45	971	17%	1	14	17	7	8	85	no	=	yes	no		
		221	Detached House	porch			low	Gable	SFD	6,127	45	1,190	19%	1	14.5	20	23	3	48	no	=	yes	no		
		225	Detached House	porch	yes		low	Gable	SFD	7,356	60	1,327	18%	1.5	17	18	15	10	6	yes	=	yes	yes	rear	alley
		229	Detached House	porch			medium	Gable	SFD	10,820	90	2,416	22%	1	15.5	20	8	16	6	yes	=	yes	no		
		235	Detached House	porch	yes		medium	Gable	SFD	7,837	60	1,759	22%	1.5	16.5	19	22	12	72	no	=	yes	no		
		237	Detached House	porch			low	Gable	SFD	4,307	35	1,288	30%	1	15	18	6	3	10	no	=	yes	no		
		239	Detached House	porch			low	Gable	SFD	4,176	30	1,261	30%	1	15	19	6	3	12	yes	=	yes	no		
207R							Gable	Vacant	133	12										=	yes	no			

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

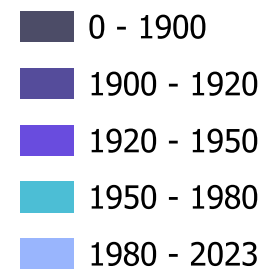
9. THREE CHOPT / WESTHAMPTON



9. Three Chopt / Westhampton Block 1

HISTORICAL CONTEXT

YEAR BUILT



* As defined by the records from the City of Richmond's Assessor of Real Estate.



9. Three Chopt / Westhampton Block 1

LOT SIZE ANALYSIS

Block zoned R-4

District	Property Type	Min Lot Size
R-4	SFD	7,500 sf

LOT SIZE DEGREE OF NONCONFORMITY

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



9. Three Chopt / Westhampton Block 1

LOT WIDTH ANALYSIS

Block zoned R-4

District	Property Type	Min Lot Width
R-4	SFD	60 ft

LOT WIDTH DEGREE OF NONCONFORMITY

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



9. Three Chopt / Westhampton Block 1

SETBACKS ANALYSIS

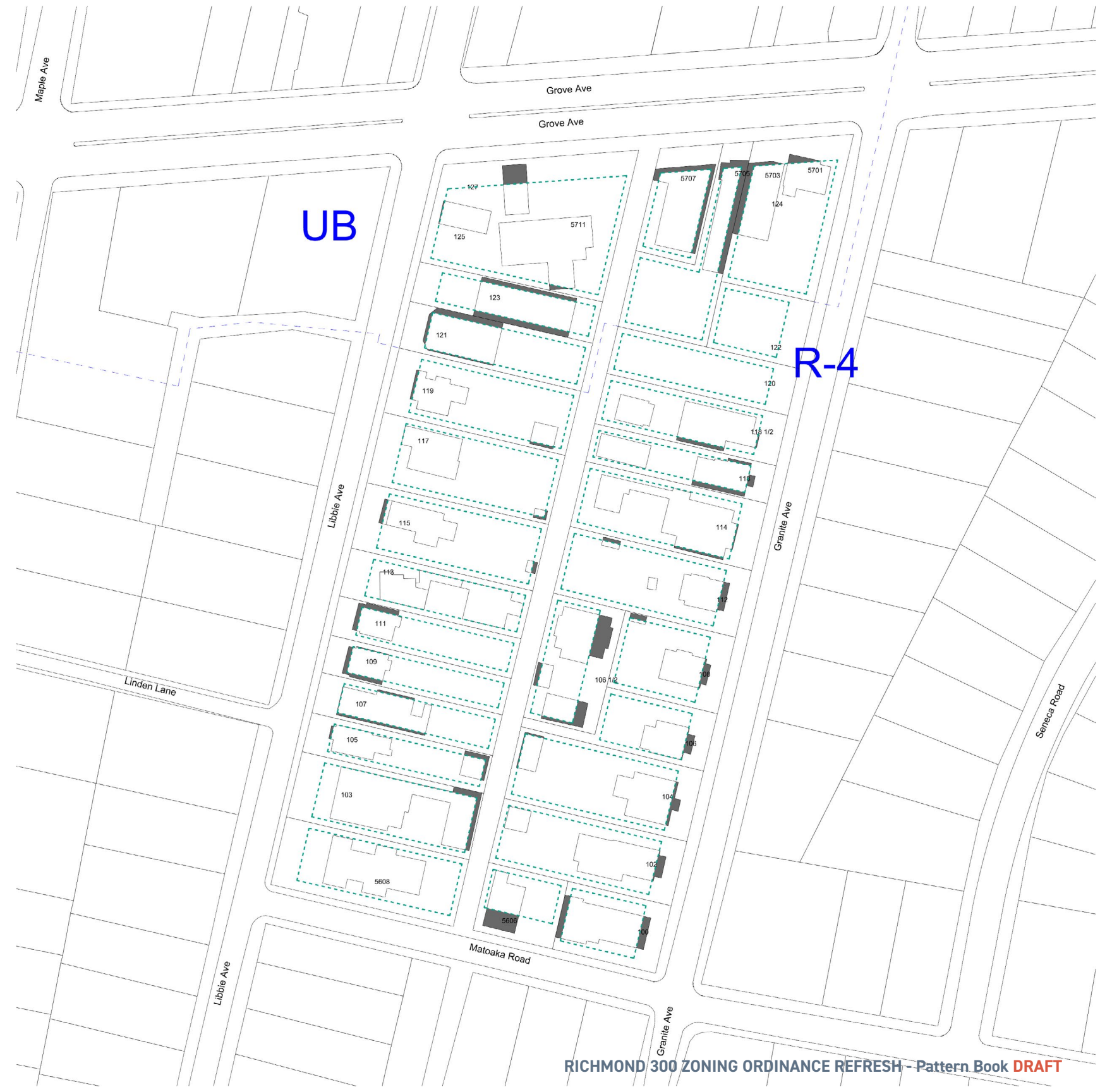
LEGEND

 Required Setback*

 Existing Building Footprint

* R-4 requires a minimum of 6 ft side setback, but lots with substandard widths (under 60 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 6 ft and was not adjusted for each individual case where narrower yards would be allowed. Diagram is for reference only.



9. Three Chopt / Westhampton Block 1

CHARACTER



109 Libbie Ave - Porch



5707 Grove Ave - Shopfront














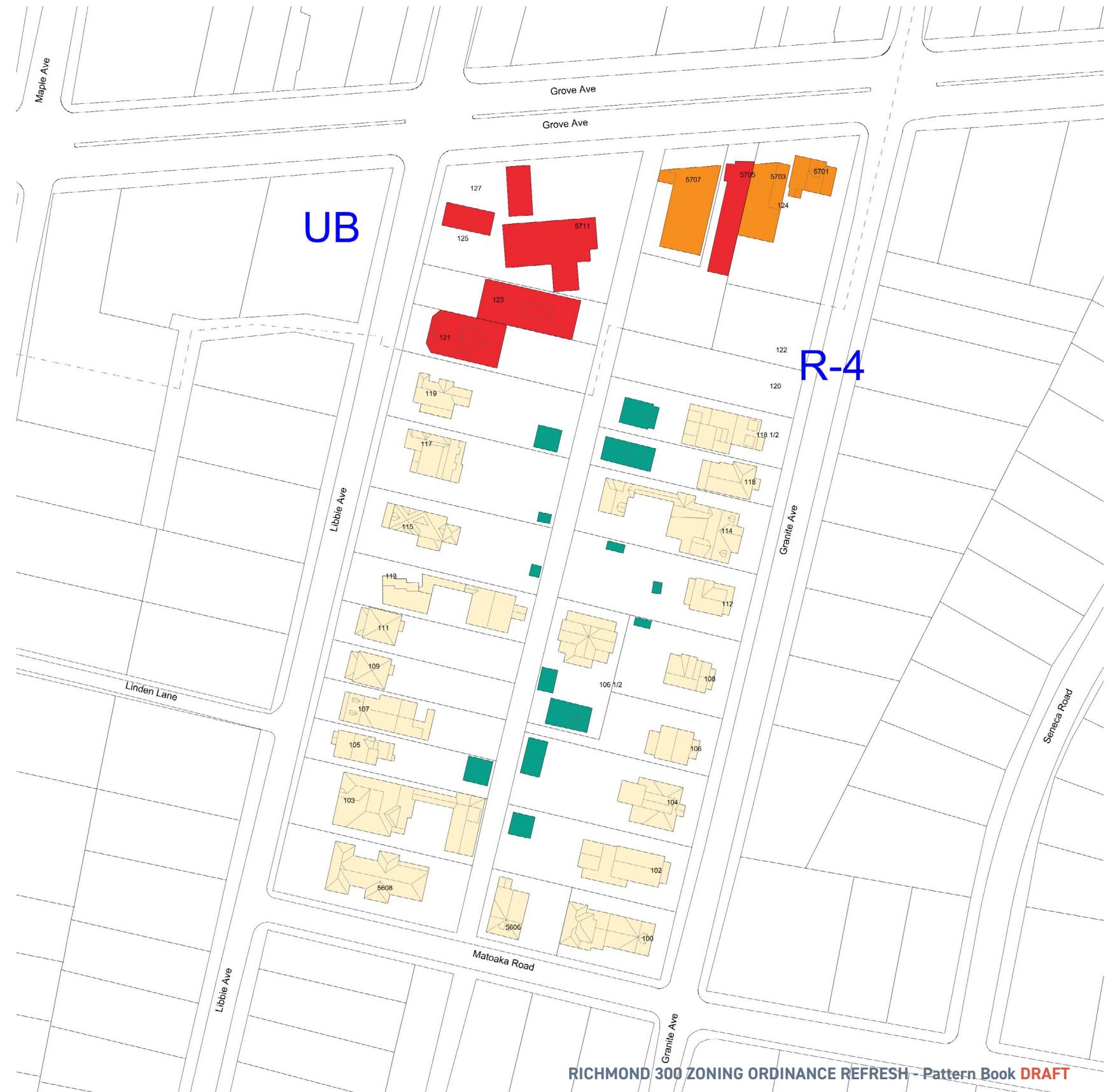
112 Granite Ave - Porch



5606 Matoaka Rd - Porch

BUILDING TYPE

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



9. Three Chopt / Westhampton Block 1

			1. Character/Frontage						2. Density					3. Setbacks					4. Circulation/Service						
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		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	Street/ Alley
R-4									SF / 2F / MF	min 7500	min 60		max 55%	#	max 35	min 25	min 6	min 6	min 6	yes					
Westhampton - Block 1	R-4	Libbie Ave	103	Detached House	stoop	yes	medium	Hip	SFD	13,095	70	6,185	47%	2	30	40	6	6	5	yes	=	yes	yes	rear	alley
			105	Detached House	stoop	yes	medium	Gable	SFD	7,628	40	3,042	40%	2	25	30	1	6	5	yes	=	yes	yes	rear	alley
			107	Detached House	porch	yes	medium	Gable	SFD	8,025	40	972	12%	2	26	31	4	5	4	yes	=	yes	yes	rear	alley
			109	Detached House	porch		medium	Hip	SFD	7,294	40	1,338	18%	2	26	29	10	3	134	no	=	yes	no		
			111	Detached House	porch		medium	Hip	SFD	7,844	40	1,346	17%	2	27	31	3	2	133	no	=	yes	yes	rear	alley
			113	Detached House	porch	yes	low	Gable	SFD	9,544	50	3,677	39%	2.5	35	34	7	4	12	yes	=	yes	yes	front	street
			115	Detached House	porch	yes	medium	Hip	SFD	13,108	70	1,684	13%	2	27	31	19	26	3	yes	=	yes	yes	front	street
			117	Detached House	porch		medium	Gable	SFD	13,870	70	3,905	28%	2	25.5	38	9	7	10	yes	=	yes	yes	front	street
	119	Detached House	porch		medium	Gable	Office	12,822	63	2,496	19%	2	27.5	31	15	4	18	yes	=	yes	yes	rear	street+alley		
	UB	Grove Ave	121	Shopfront	porch		medium	Shed	Retail	9,426	52	3,799	40%	2						no	=	yes	yes	rear	street+alley
			123	Shopfront	shopfront		medium	Flat	Office	8,090	42	3,536	44%	1						no	=	yes	yes	front+rear	street+alley
			125	Shopfront	shopfront		n/a	Flat	Gas Station	24,796	198	7,170	29%	1						yes	=	yes	yes	front+side	street+alley
		5701	General Commercial	porch		medium	Gable	Office	15,669	99	4,632	30%	2						no	=	no	yes	side+rear	street	
		5705	Shopfront	shopfront		medium	Shed	Office	11,190	35	2,889	26%	2							no	=	yes	yes	rear	alley
	5707	General Commercial	shopfront		high	Flat	Retail	7,187	64	3,920	55%	2							no	=	yes	yes	side	alley	
	R-4	Granite Ave	100	Detached House	porch		high	Gable	SFD	7,630	70	3,263	43%	2	22	39	26	16	2	no	=	no	yes	side	street
			102	Detached House	porch	yes	medium	Gable	SFD	12,864	70	4,184	33%	2	17	37	14	11	11	yes	=	yes	yes	rear	alley
			104	Detached House	stoop	yes	high	Gable	SFD	14,220	70	3,321	23%	2	20.5	33	9	17	9	yes	=	yes	yes	front+rear	street+alley
			106	Detached House	porch		medium	Gable	SFD	7,737	60	1,543	20%	2	21.5	36	6	7	137	no	=	yes	yes	rear	alley
			106 1/2	Detached House	porch	yes	medium	Gable	SFD	9,788	130	4,547	46%	2	20	20	4	8	11	yes	=	yes	yes	rear	alley
108			Detached House	porch		low	Gable	SFD	9,265	80	2,028	22%	2	21.5	36	34	32	5	yes	=	no	yes	front	street	
112			Detached House	porch	yes	medium	Gable	SFD	13,346	70	2,641	20%	2	27.5	34	23	1	39	yes	=	yes	yes	front	street	
114			Detached House	porch	yes	medium	Gable	SFD	13,145	70	5,094	39%	2	29	42	3	6	21	yes	=	yes	yes	rear	alley	
118			Detached House	stoop		medium	Gable	SFD	7,509	40	3,051	41%	2	23	32	3	5	13	yes	=	yes	yes	rear+front	alley+street	
118 1/2			Detached House	porch	yes	low	Gable	SFD	9,958	52	3,647	37%	2	29	38	4	7	21	yes	=	yes	yes	rear	alley	
120			Under Construction						9,321	52											=	yes			
122			Vacant						6,698	70											=	no	yes	front	street
Matoak a Rd	5606	Detached House	porch	yes	medium	Gable	SFD	5,897	79	1,733	29%	1	16	13	11	36	17	no	=	yes	yes	side	alley		
	5608	Detached House	porch	yes	low	Hip	SFD	13,408	190	4,141	31%	1	15	28	51	45	15	no	=	yes	yes	side	alley		

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

10. WASHINGTON PARK



10. Washington Park Block 1

HISTORICAL CONTEXT

YEAR BUILT

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

* As defined by the records from the City of Richmond's Assessor of Real Estate.



10. Washington Park Block 1

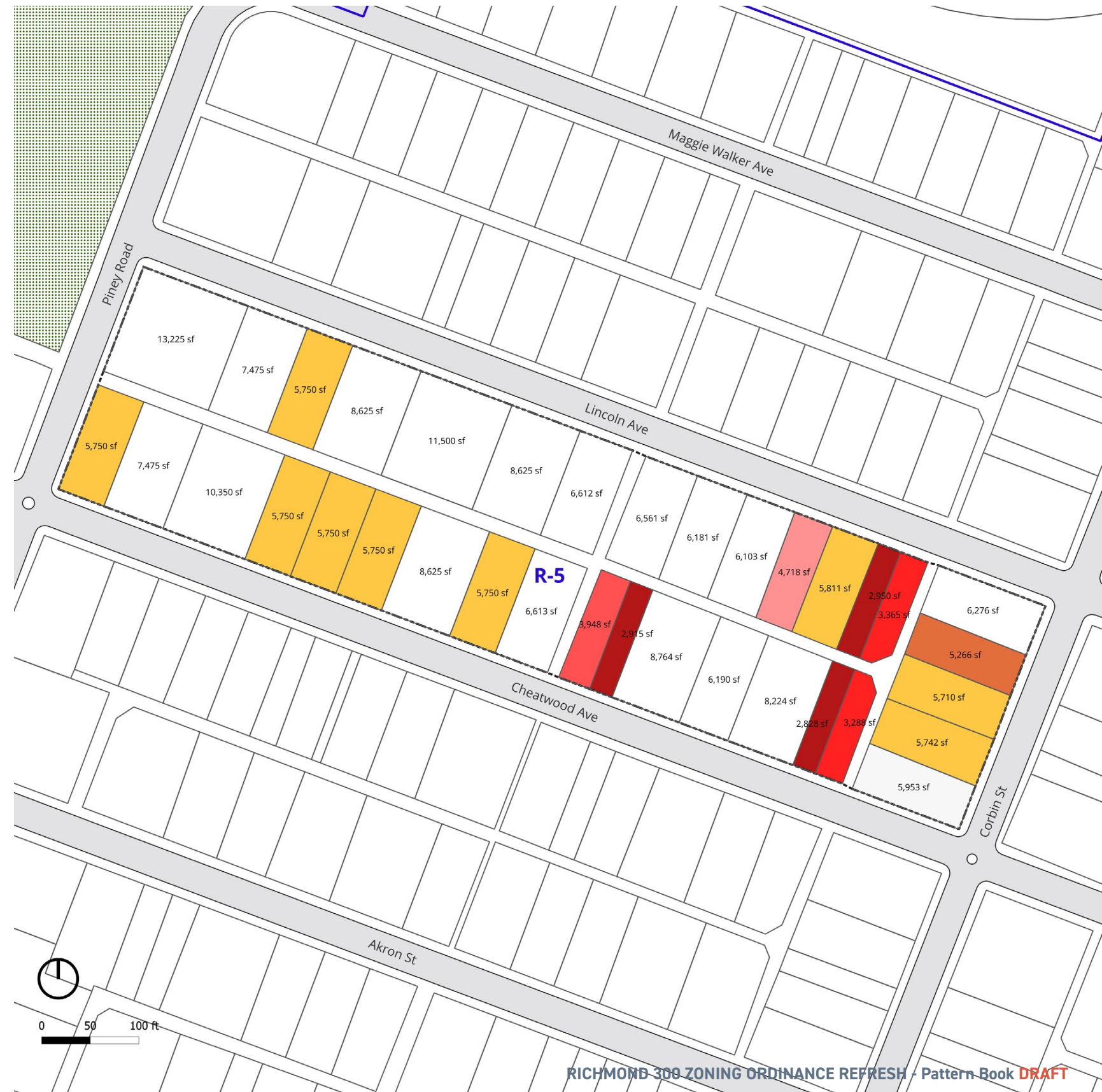
LOT SIZE ANALYSIS

Block zoned R-5

District	Property Type	Min Lot Size
R-5	SFD	6,000 sf

LOT SIZE DEGREE OF NONCONFORMITY

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



10. Washington Park Block 1

LOT WIDTH ANALYSIS

Block zoned R-5

District	Property Type	Min Lot Width
R-5	SFD	50 ft

LOT WIDTH DEGREE OF NONCONFORMITY

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



10. Washington Park Block 1

SETBACKS ANALYSIS

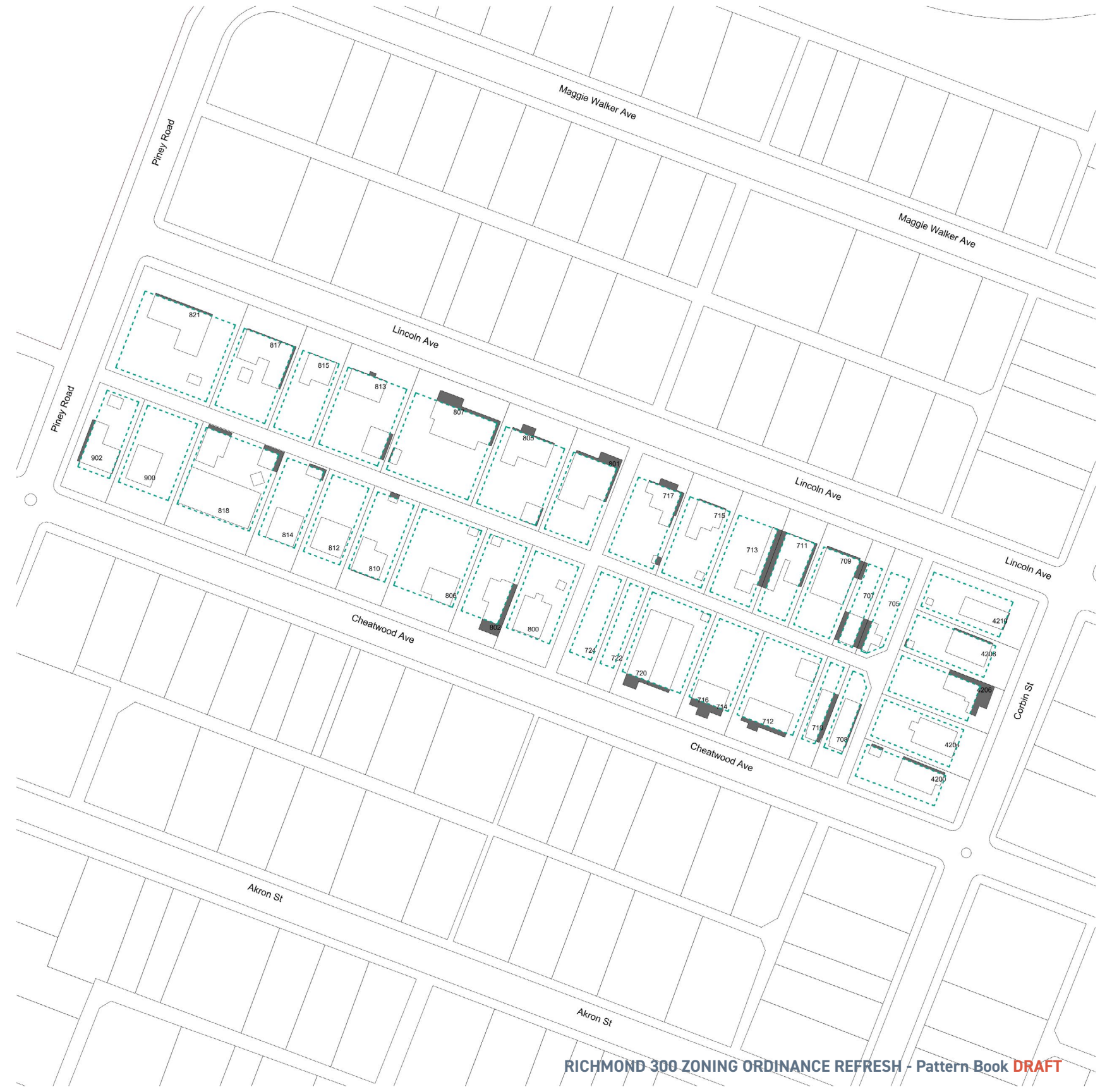
LEGEND

 Required Setback*

 Existing Building Footprint

* R-5 requires a minimum of 5 ft 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 5 ft and was not adjusted for each individual case where narrower yards would be allowed. Diagram is for reference only.



10. Washington Park Block 1

CHARACTER



708 & 710 Cheatwood Ave - Stairs & Porch



4206 Corbin Ave - Porch














801 Lincoln Ave - Porch



817 Lincoln Ave - Stoop

BUILDING TYPE

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

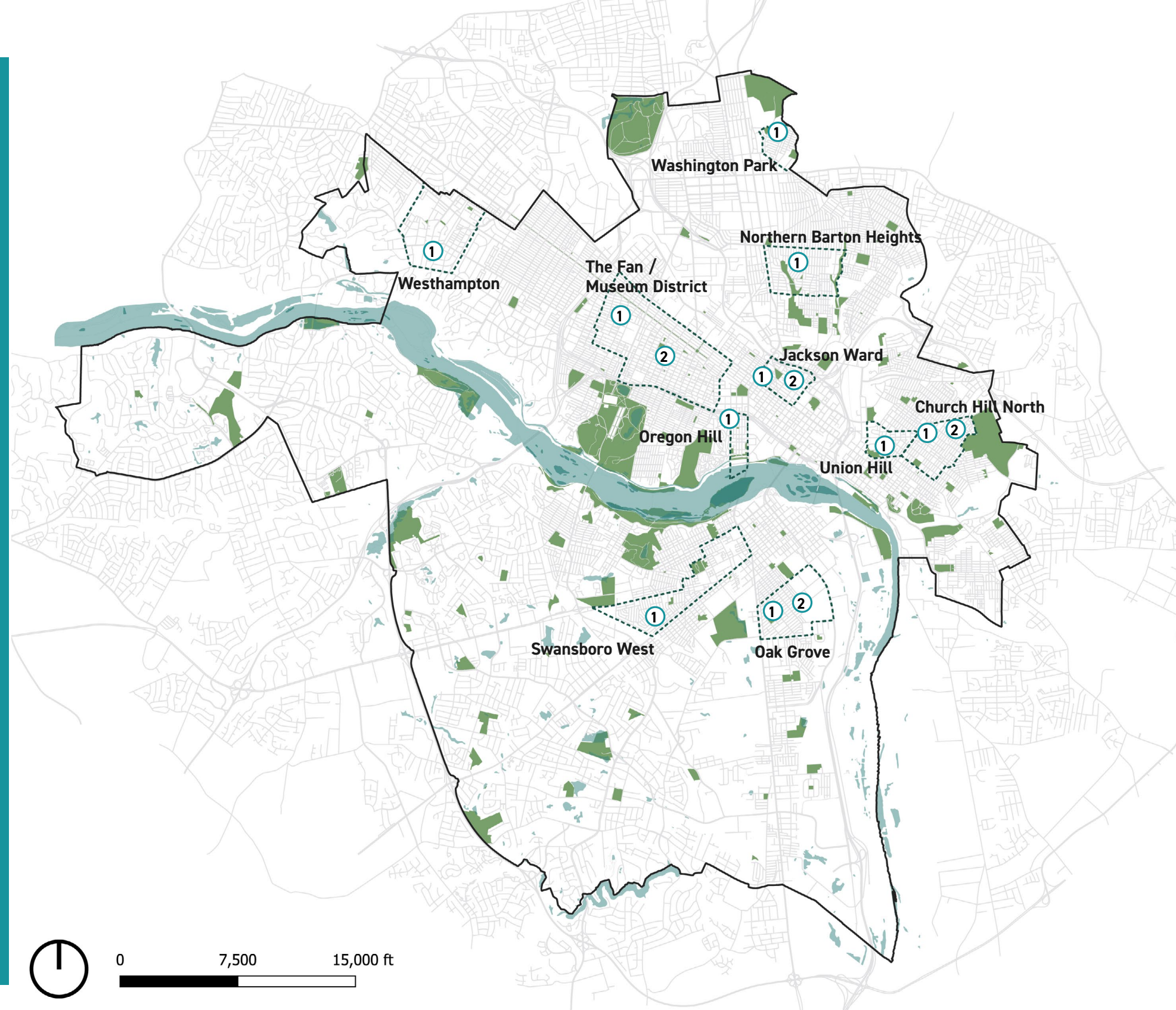


10. Washington Park Block 1

Zoning District	Street	Bldg #	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	
			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	Street/ Alley		
R-5						SF / 2F / MF	min 6000	min 50	max 55%	#	max 35	min 25	min 5	min 5	min 5	yes									
Washington Park - Block 1	Cheatwood Ave	708	Detached House	stairs+porch			high	Mansard	SFD	3,288	30	940	29%	2	25	25	4	6	37	no	=	yes	no		
		710	Detached House	stairs+porch			high	Mansard	SFD	2,828	25	942	33%	2	24.5	26	10	4	36	no	=	yes	no		
		712	Detached House	stoop			medium	Gable	SFD	8,224	75	1,653	20%	1	15	17	8	8	12	yes	=	yes	no		
		714	Detached House	porch			low	Gable	SFD	6,190	50	1,153	19%	1.5	16.5	20	4	14	25	no	=	yes	yes	front	street
		720	Civic	stairs+porch			low	Gable	Church	8,764	75	3,748	43%	1	25	15	5	0	28	yes	+	yes	yes	front	street
		722							Parking	2,915	25											yes	yes	front+rear	steet+alley
		724							Parking	3,948	32											yes	yes	front+rear	steet+alley
		800	Detached House	stoop			low	Gable	SFD	6,613	57	1,449	22%	1	13.5	21	9	21	27	yes	=	yes	no		
		802	Detached House	porch	yes		low	Gable	SFD	5,750	50	1,310	23%	1	15.5	8	28	0	5	yes	=	yes	yes	front	street
		806	Detached House	porch	yes		low	Gable	SFD	8,625	75	1,043	12%	1	13	22	32	9	6	yes	=	yes	no		
		810	Detached House	stoop	yes		low	Gable	SFD	5,750	50	1,084	19%	1	13	20	6	13	58	no	=	yes	no		
		812	Detached House	stoop	yes		low	Gable	SFD	5,750	50	1,119	19%	1	13	29	6	6	54	no	=	yes	no		
		814	Detached House	stoop	yes		low	Gable	SFD	5,750	50	1,261	22%	1	13.5	22	12	9	7	yes	=	yes	yes	rear	alley
	818	Detached House	stoop	yes		low	Gable	SFD	10,350	90	5,015	48%	1	13	21	6	7	3	yes	=	yes	yes	rear	alley	
	900	Detached House	stoop	yes		low	Gable	SFD	7,475	65	1,080	14%	1	12.5	28	9	32	50	no	=	yes	no			
	902	Detached House	stoop	yes		low	Gable	SFD	5,750	50	2,154	37%	1	13	23	4	5	8	yes	=	yes	no			
	Lincoln Ave	705						Gable	Garage	3,365	30	478	14%	1.5	18	83	8	0	2	no	=	yes	yes	front	street
		707								2,950	25	941	32%		18	83	0	0	2	no	=	yes	yes	front	street
		709	Detached House	stoop			medium	Hip	SFD	5,811	50	1,956	34%	1	17	24	2	4	35	no	=	yes	no		
		711	Detached House	stoop			medium	Gable	SFD	4,718	42	2,096	44%	1	13.5	28	4	1	13	no	=	yes	no		
		713						Flat	Garage	6,103	52	912	15%	1	9	102	7	21	15	no	=	yes	yes	rear	street
		715	Detached House	stoop			low	Gable	SFD	6,181	55	1,038	17%	1	14	27	7	8	10	yes	=	yes	yes	front	street
		717	Detached House	porch	yes		medium	Gable	SFD	6,561	57	1,445	22%	1	14.5	25	8	18	7	yes	=	yes	no		
		801	Detached House	porch	yes		low	Hip	SFD	6,612	58	2,692	41%	2	28	16	3	8	36	no	=	yes	yes	front	street
		805	Detached House	porch	yes		low	Hip	SFD	8,625	75	2,081	24%	1	14	26	9	7	0	yes	=	yes	yes	rear	street
807		Detached House	stoop	yes		low	Gable-Hip	SFD	11,500	100	3,270	28%	1	15	16	5	23	53	no	=	yes	yes	side	street	
813		Detached House	stoop	yes		low	Gable	SFD	8,625	75	1,732	20%	1	14.5	26	31	8	9	yes	=	yes	yes	rear	street	
815		Detached House	stoop			low	Gable	SFD	5,750	50	842	15%	1	14.5	28	11	15	7	yes	=	yes	yes	rear	alley	
817	Detached House	stoop			low	Gable	SFD	7,475	65	1,918	26%	1	14.5	34	3	5	38	no	=	yes	yes	rear	alley		
821	Detached House	stoop	yes		low	Gable	SFD	13,225	115	2,819	21%	1	13.5	26	36	20	13	yes	=	yes	yes	rear	alley		
4204	Detached House	stairs+porch	yes		medium	Gable	SFD	5,742	50	1,302	23%	1	14	27	15	5	8	yes	=	yes	no				

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

BLOCK ANALYSIS MAIN TAKEAWAYS



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.

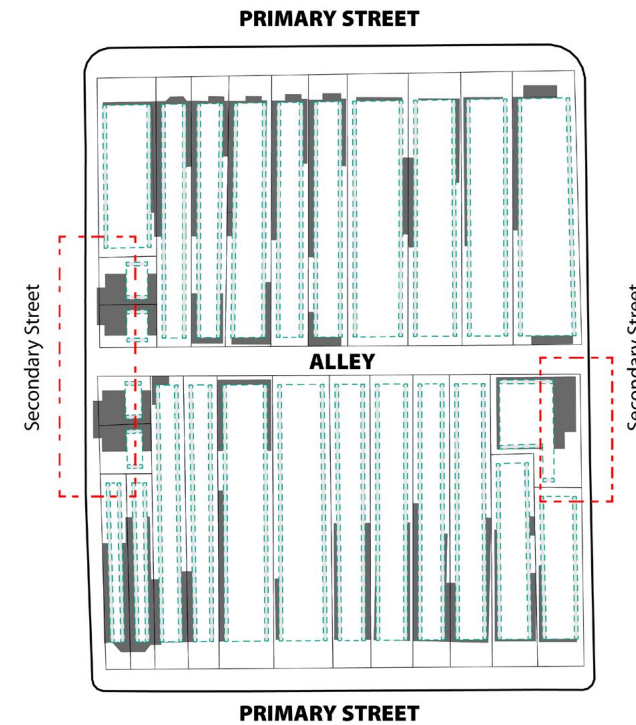
R-6, R-7, R-63: After adjusting the property types according to their form and number of units, there was a slight reduction of nonconformities from the neighborhood scale (which was done considering all parcels as single-family detached). Nonetheless, many parcels in the studied blocks were still substandard.

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

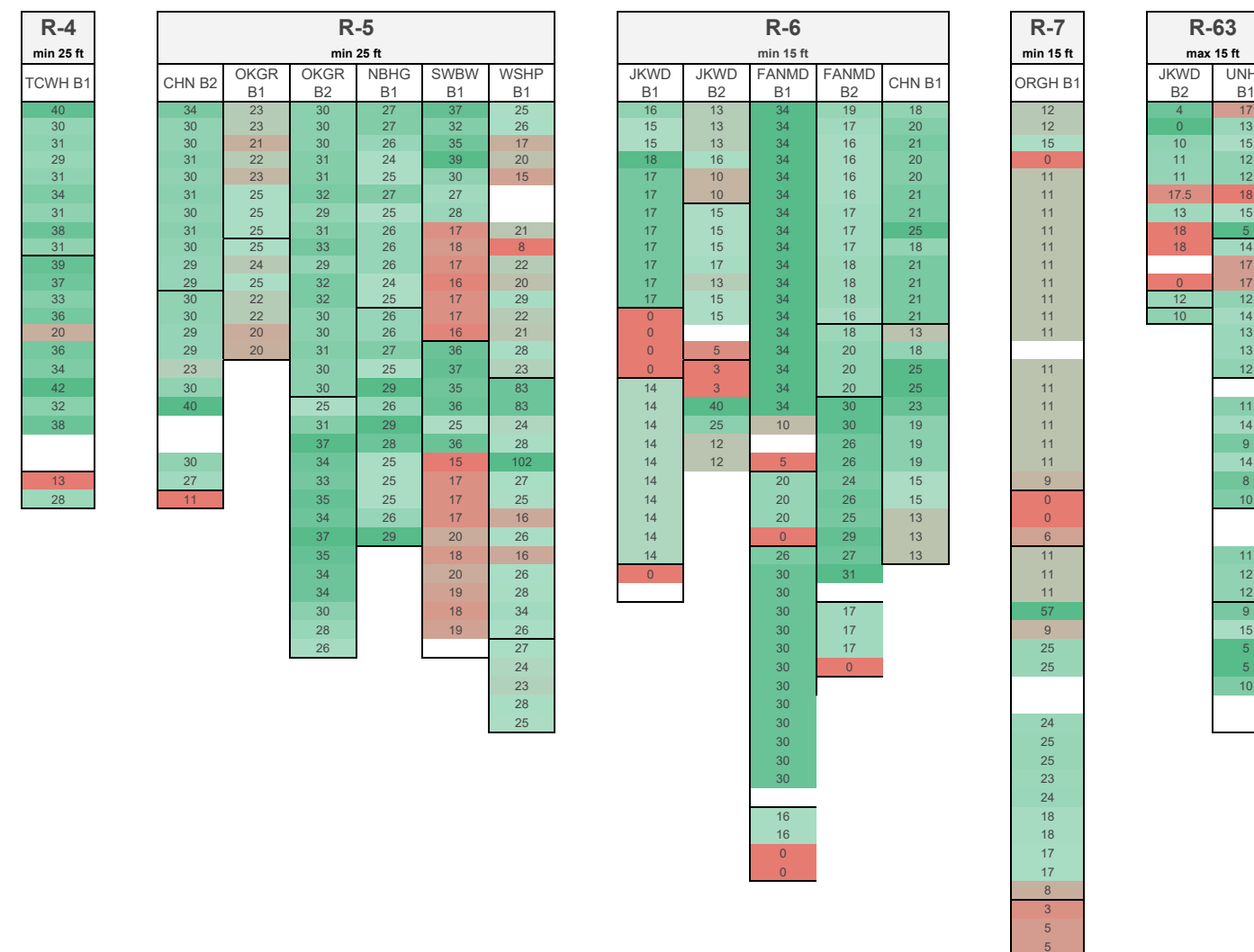
Front Setbacks were within or near the district's minimum requirement* for most analyzed blocks.

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: For 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

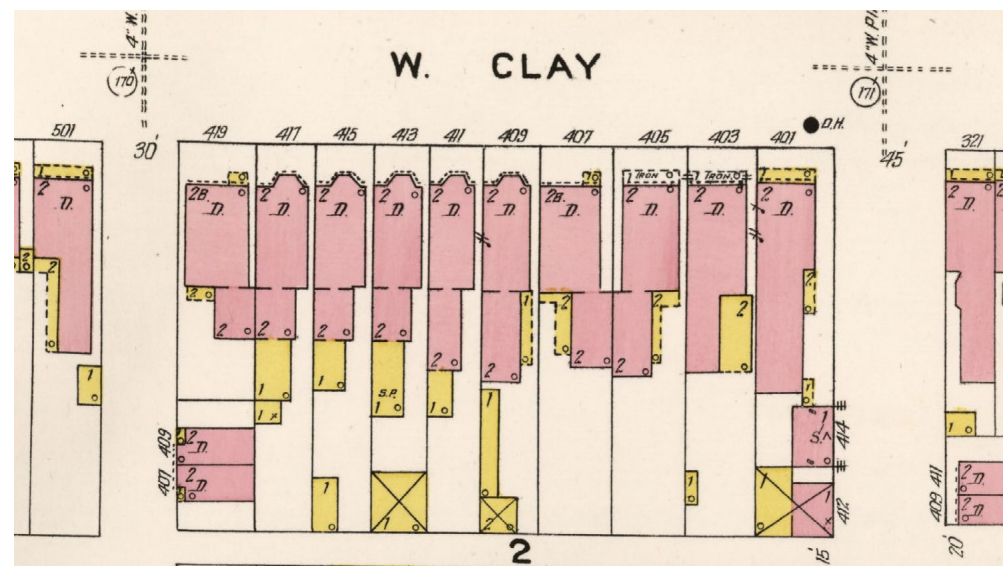
Side setbacks minimums are frequently infringed across the analyzed blocks, especially in older traditional neighborhoods.

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

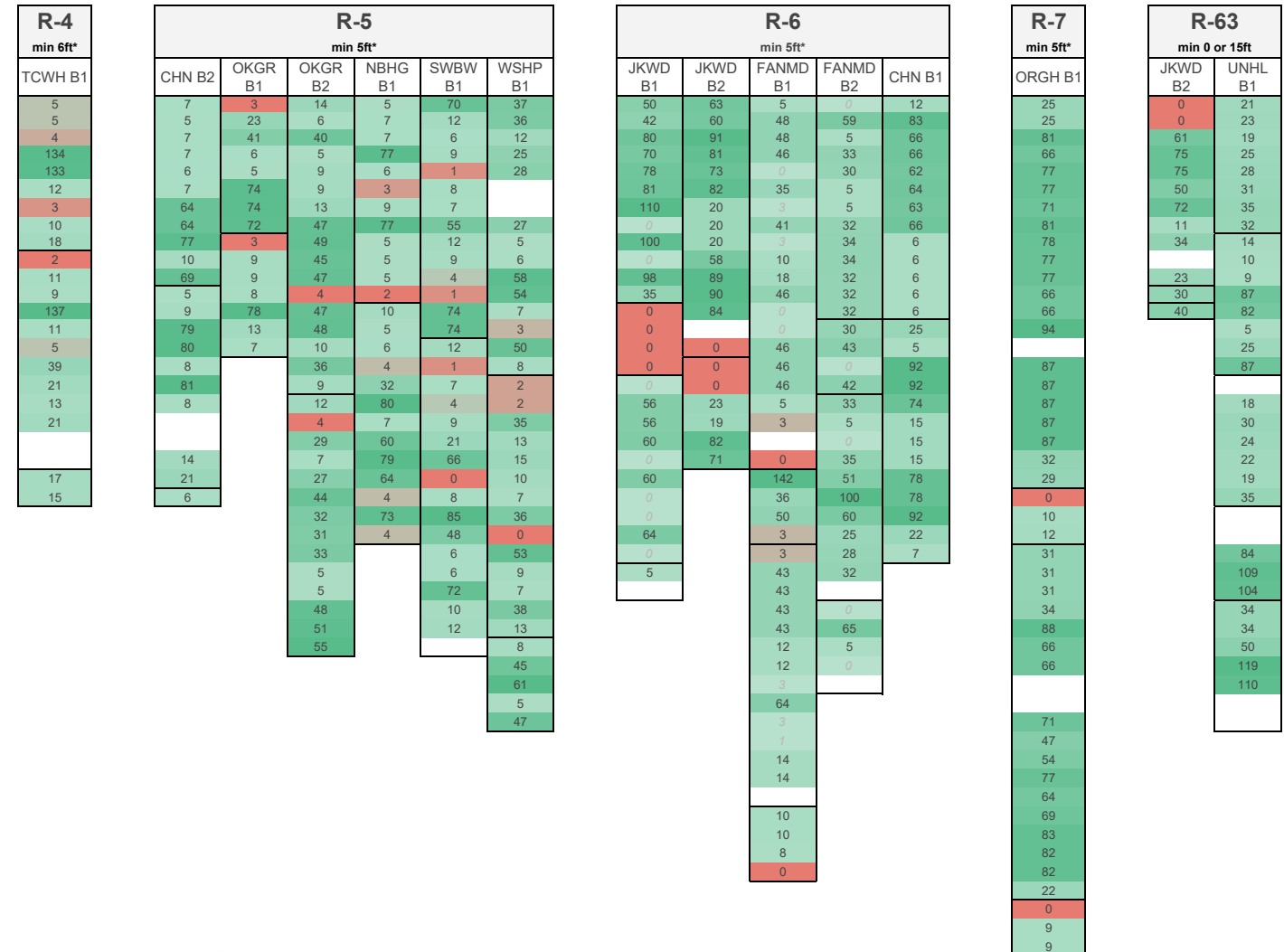
R-4 min 6 ft*	
TCWH B1	
6	6
1	6
4	5
10	3
3	2
7	4
19	26
9	7
15	4
26	16
14	11
9	17
6	7
4	8
34	32
23	1
3	6
3	5
4	7
11	36
51	45


R-5 min 5 ft*					
CHN B2	OKGR B1	OKGR B2	NBHG B1	SWBW B1	WSHP B1
6	13	0	2	2	9
8	5	5	3	5	3
13	7	9	3	7	4
9	12	14	2	6	3
10	7	2	3	4	4
11	1	2	6.5	9	4
5	7	6.5	10	5	4
5	12	14	18	6	4
10	8	4	0	4	6
3	6	8	8	5	4
13	5	1	7	5	6
7	15	3	1	4	5
5	7	3	4	5	6
8	8	5	5	6	5
5	8	8	2	5	5
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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.



 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.

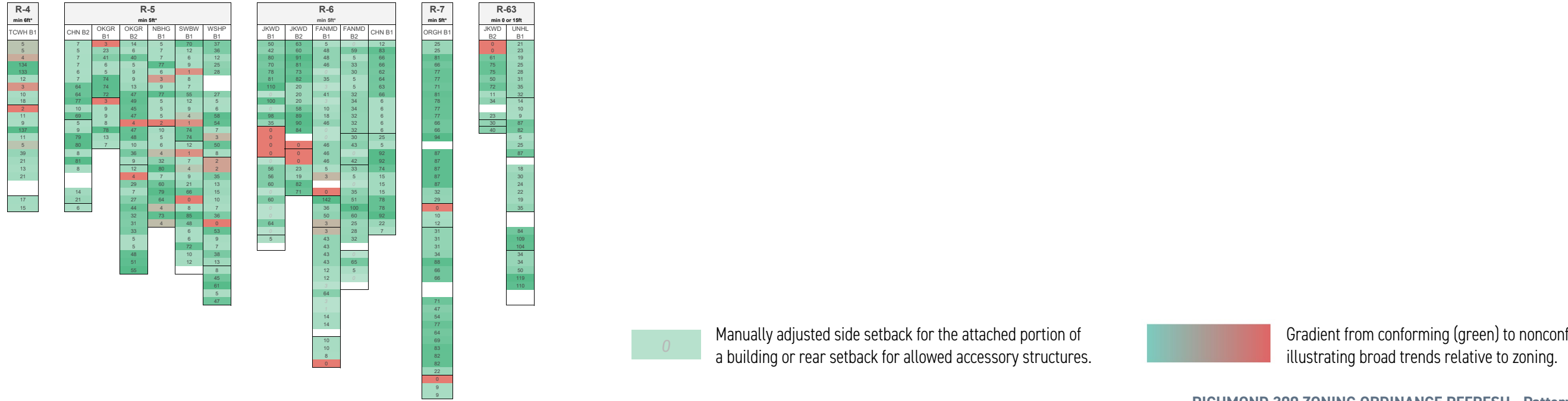
SETBACKS SUMMARY

FRONT SETBACKS



SIDE SETBACKS

REAR 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 comes 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

Zoning District	Street	Bldg #	Property Type	2. Lot Dimensions and Density						
				Lot Size	Lot Width	Building Footprint Area	Lot Coverage	Building Height		
				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

Zoning District	Street	Bldg #	Property Type	2. Lot Dimensions and Density						
				Lot Size	Lot Width	Building Footprint Area	Lot Coverage	Building Height		
				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	SFD	2,817	24	1,297	46%	2	24
			404	SFD	3,655	24	1,400	38%	2	26
			406	SFD	3,263	20	1,698	52%	2	26
			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

Zoning District	Street	Bldg #	Property Type	2. Lot Dimensions and Density						
				Lot Size	Lot Width	Building Footprint Area	Lot Coverage	Building Height		
				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
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