

RICHMOND 300: CODE REFRESH

WHAT IS RICHMOND 300?

¿QUÉ ES RICHMOND 300?

Richmond 300: A Guide for Growth is Richmond's Comprehensive Plan, completed in 2020 providing a future vision for the city.

Richmond 300 Plan: Una Guía de Crecimiento es un Plan Integral, que se completo en el 2020 y ha proporcionado una nueva visión para la ciudad.

WHY DOES RICHMOND NEED A ZONING CODE REFRESH?

¿POR QUÉ RICHMOND NECESITA ACTUALIZAR SU CÓDIGO DE ZONIFICACIÓN?

Richmond's current zoning code dates back to 1976

Changes have been made since then, including allowing accessory dwelling units and removing minimum parking requirements

BUT...

The zoning code is not aligned to Richmond 300



La actual zonificación de Richmond es del 1976



Desde entonces se han realizado cambios, como la autorización de unidades de vivienda accesorias y la eliminación de requisitos mínimos de estacionamiento.

PERO...



El Código de Zonificación no está alineado con el Plan de Richmond 300

WHY DOES IT MATTER TO YOU?

¿POR QUÉ ES IMPORTANTE PARA USTED?

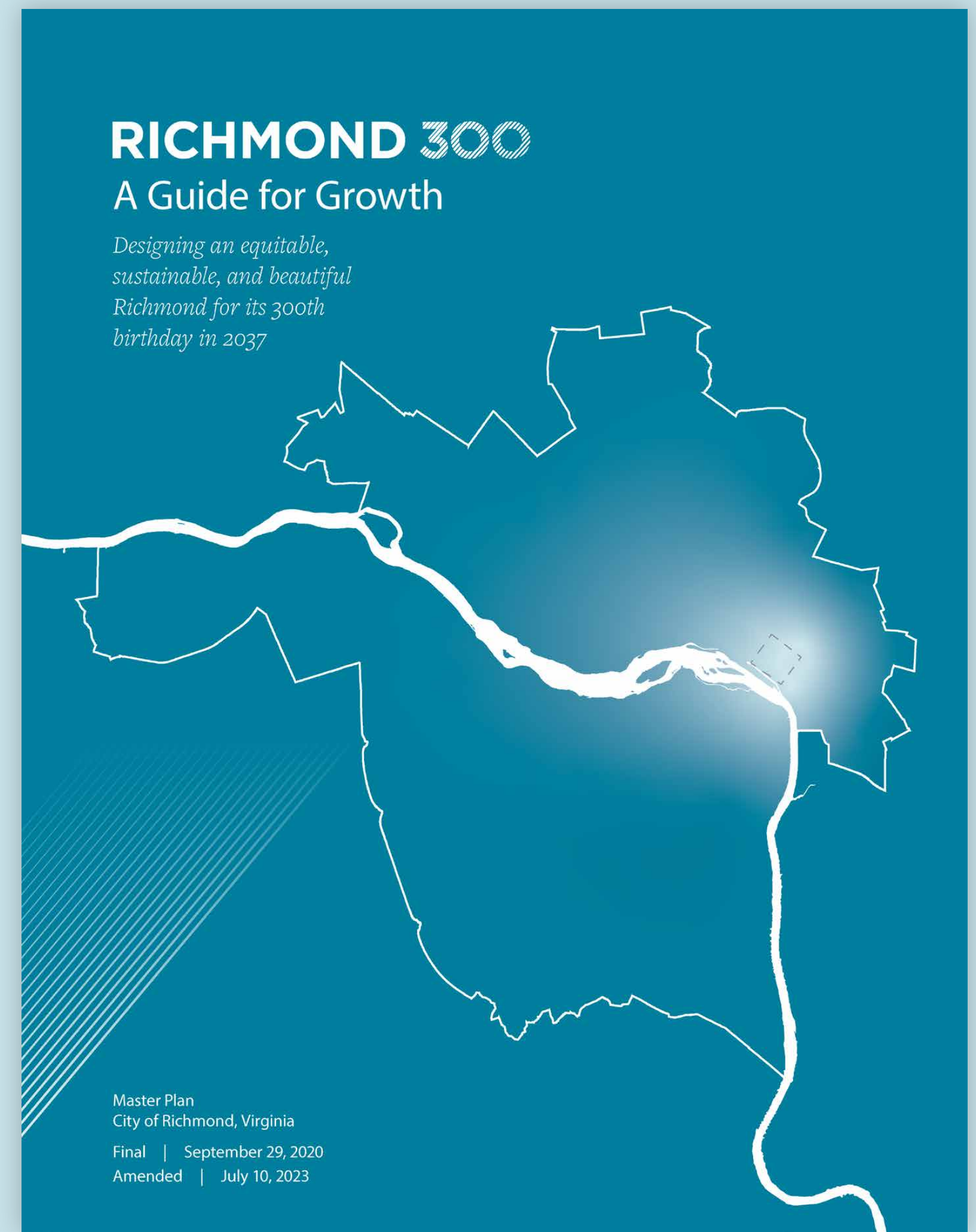
Zoning shapes the city:

La zonificación moldea estos aspectos de la ciudad:

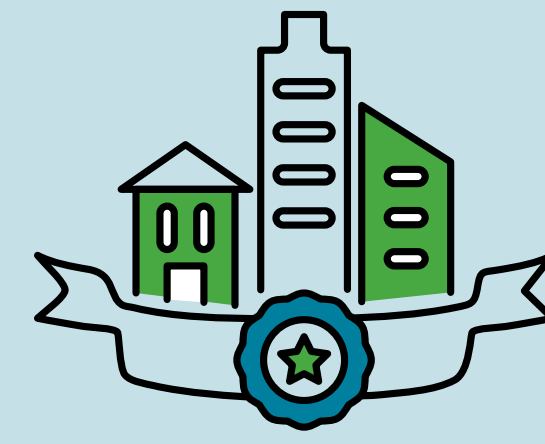
- ✓ Uses that are allowed on specific properties
El tipo de uso permitido de propiedades específicas
- ✓ The height and bulk of buildings
Altura y volumen de edificio
- ✓ Relationship between buildings and the street
La relación entre el edificio y la calle
- ✓ Provide an impact in housing affordability
Proporciona un impacto en la vivienda accesible

If you live or work in Richmond, visit the city, or if you own property there, zoning will impact you.

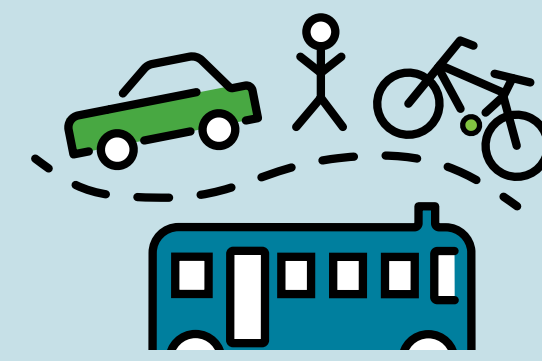
Si vives y trabajas en Richmond, o si tienes una propiedad en la ciudad, la zonificación te impactará.



RICHMOND 300'S VISION



HIGH-QUALITY PLACES
LUGARES DE ALTA CALIDAD



EQUITABLE TRANSPORTATION
TRANSPORTE EQUITATIVO



DIVERSE ECONOMY
ECÓNOMIA DIVERSA



INCLUSIVE HOUSING
VIVIENDA INCLUSIVA



THRIVING ENVIRONMENT
ENTORNO PRÓSPERO



RICHMOND 300: CODE REFRESH

HOW DOES RICHMOND 300 RELATE TO THE ZONING CODE?

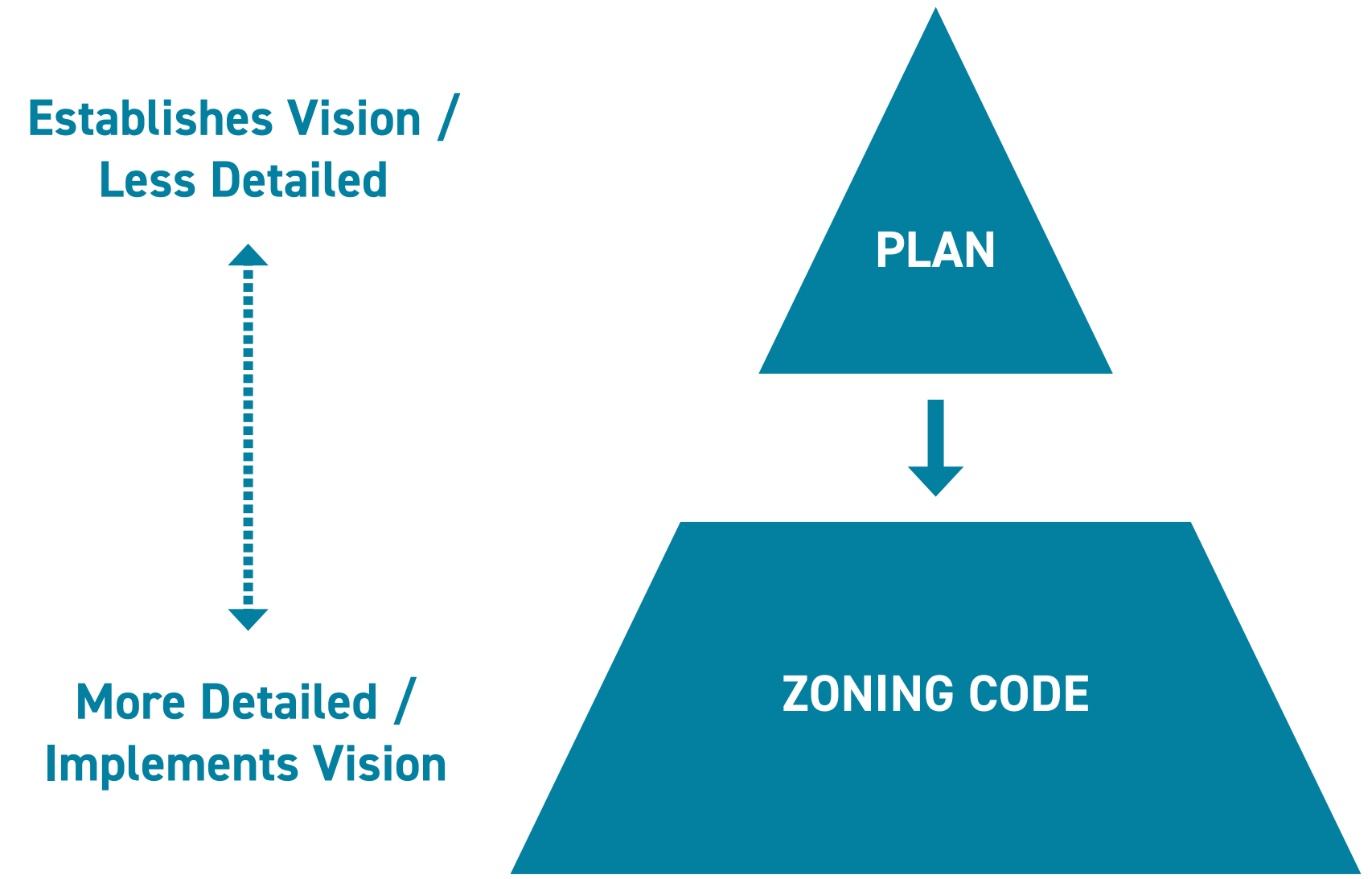
¿COMO RICHMOND 300 SE RELACIONA CON EL CÓDIGO DE ZONIFICACIÓN?

Richmond 300 provides a general vision, but needs zoning to implement it. The zoning, developed long before Richmond 300, does not always align to the Plan's intents.

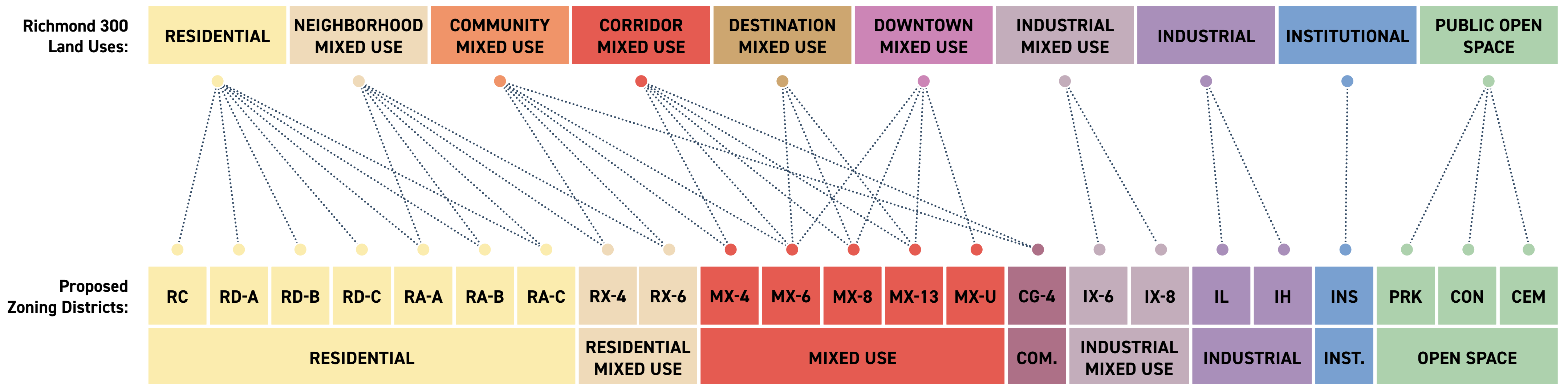
The current task is to update the zoning to better align with and expand on Richmond 300's future land uses.

El Plan Richmond 300 ofrece una visión general, pero necesita la zonificación para implementarlo. La zonificación actual, fue desarrollada mucho antes del Plan, por lo que no se alinea con las intenciones del Plan.

La tarea actual es actualizar la zonificación para alinearse mejor con los usos del suelo de Richmond 300 y ampliarlos.



Los planes y la zonificación funcionan juntos. Un plan establece una visión, pero necesita un enfoque detallado de zonificación para implementarlo



WHAT IS GOING ON TODAY?

Two parts of the Code Refresh are being presented: A complete draft of the Pattern Book and a set of preliminary zoning districts that will later be expanded on and mapped to make the new Zoning Code.

¿QUÉ ES LO QUE ESTÁ PASANDO HOY?

Se presentan dos partes de la Actualización del Código: un borrador completo del Pattern Book y un conjunto preliminar de distritos de zonificación que luego se ampliarán y se creará un mapa con el Nuevo Código de Zonificación.

WHAT IS THE PATTERN BOOK?

The Pattern Book is an analysis of the physical form of Richmond's traditional neighborhoods, identifying conflicts with the current zoning. It will help to ensure that the new zoning code permits and encourages traditional-style infill development.

¿QUÉ ES EL PATTERN BOOK?

El Pattern Book (Libro de Patrones) es un análisis de la forma física de los vecindarios/colonias tradicionales de Richmond e identifica conflictos con la zonificación actual. Este análisis ayudará a garantizar que la nueva ordenanza de zonificación permita y fomente el desarrollo de relleno del estilo tradicional.

WHAT ARE THE PRELIMINARY ZONING DISTRICTS?

These are a set of conceptual zoning districts designed to implement Richmond 300. While some have a direct one-to-one relationship with a particular land use in the plan, others are associated with more than one. Each includes a general statement of intent, as well as a set of metrics.

After public input has been received, these districts will be refined and mapped onto the city as part of Module 1. The draft results will be presented at another Open House in June.

¿CUÁLES SON LOS DISTRITOS DE ZONIFICACIÓN PRELIMINAR?

Se trata de un conjunto de distritos de zonificación conceptual diseñados para implementar Richmond 300. Algunos tienen una relación directa con el uso de suelo. Cada uno incluye una descripción general y un conjunto de medidas.

Después de recibir los comentarios del público, estos distritos se perfeccionarán y se mapearán en la ciudad como parte del Módulo 1. Los resultados preliminares se presentarán en la siguiente Open House en junio.



OVERALL PROJECT TIMELINE / CRONOGRAMA DEL PROYECTO

FEB 2024 - MAY 2024

PROJECT INITIATION

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

Confirmación del cronograma, desarrollo del plan de participación, revisión de los materiales existentes y visita inicial con el personal.

MAY 2024 - FEB 2025

PATTERN BOOK

Analysis of existing and traditional urban and architectural form.

Análisis de la existente forma urbana y arquitectónica.

ZONING ORDINANCE ANALYSIS

Analysis of existing ordinance.

Análisis de la ordenanza existente.

AUG. 2024 OPEN HOUSE

PRELIMINARY ZONING DISTRICTS

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

Marco conceptual y distritos para la nueva ordenanza, sin abordar aún métricas detalladas.

FEB. 2025 OPEN HOUSE

MAR 2025 - SEP 2025

ZONING ORDINANCE MODULES

Development and testing of code metrics, graphics and administrative language through the application of 3 Modules.

Pruebas métricas del código, desarrollo de gráficos y lenguaje administrativo mediante la aplicación de 3 Módulos.

JUN. 2025 OPEN HOUSE

OCT 2025 - SPRING 2026

COMPLETE DRAFT CODE

Revised draft combining all three modules.

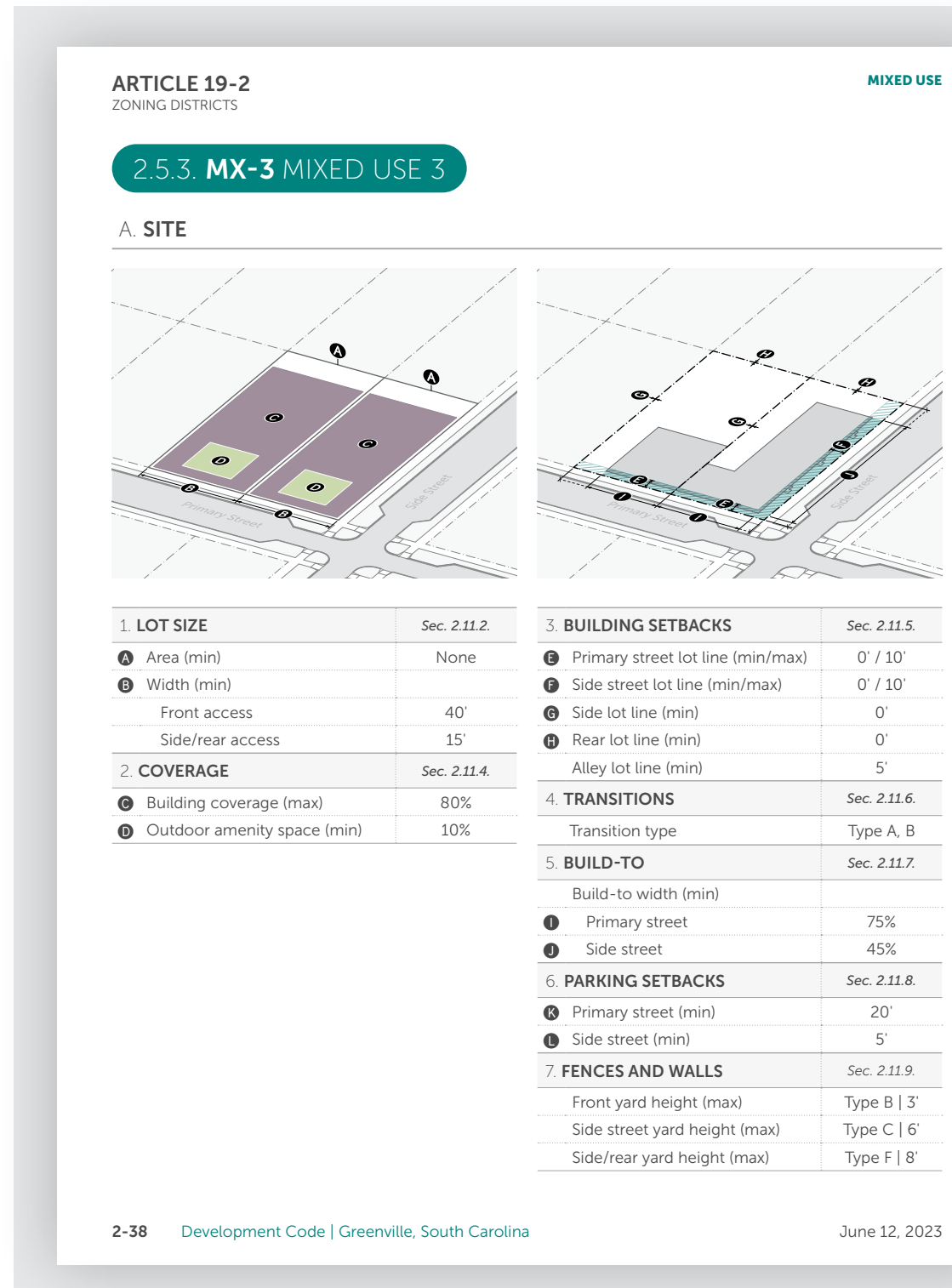
Borrador de los tres módulos.

OCT. 2025 OPEN HOUSE

COMPLETE CODE

Public hearing draft ready for formal adoption process.

Borrador de la audiencia pública para el proceso de adopción formal.



MODULE 1

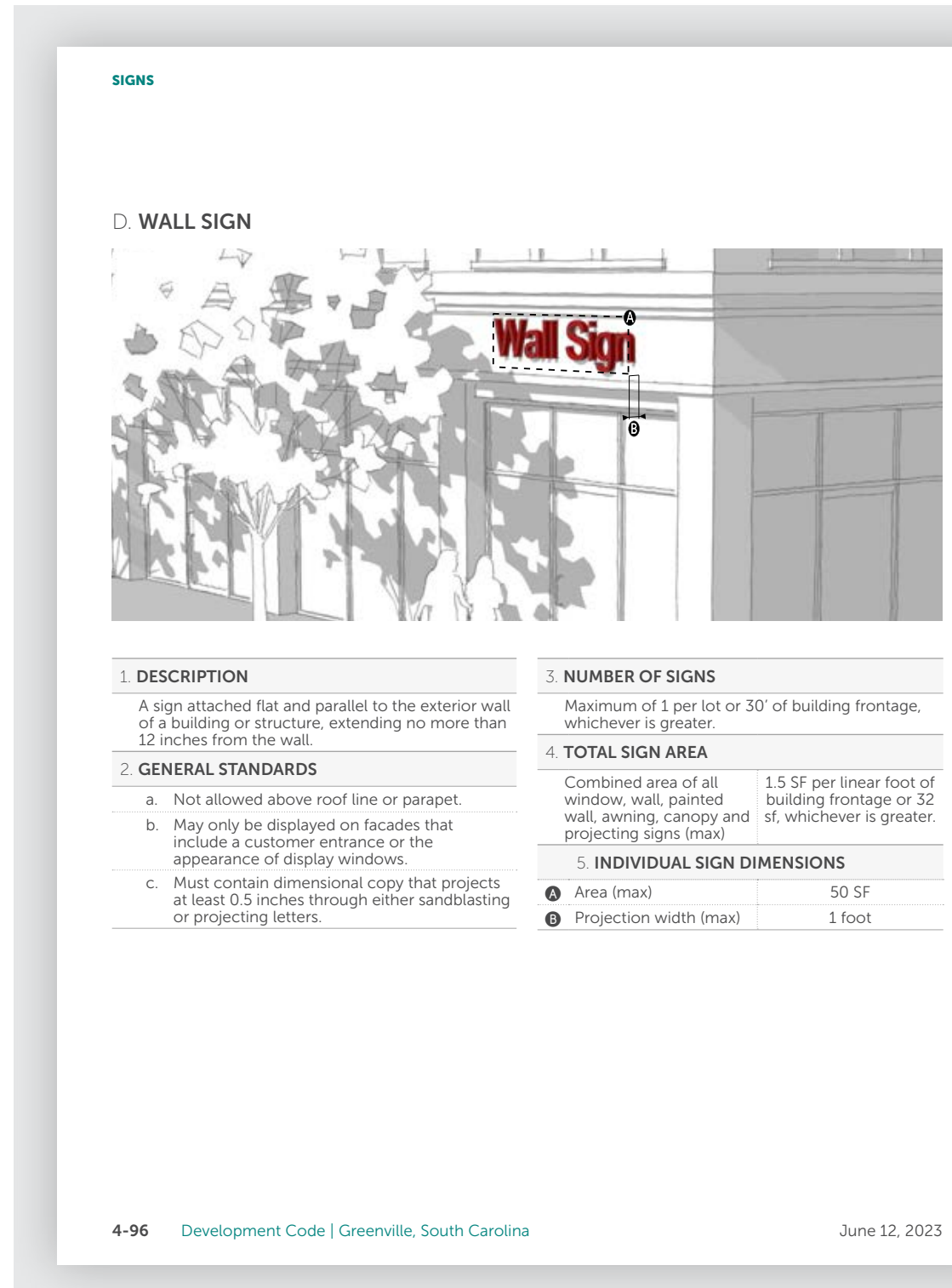
DISTRICTS, USES, & MAPS

Draft detailed zoning districts, use tables and mapping.

DISTRITOS, USOS Y MAPAS

Borrador de distritos de zonificación detallados, tablas de uso y mapa de zonificación.

(Sample code shown)



MODULE 2

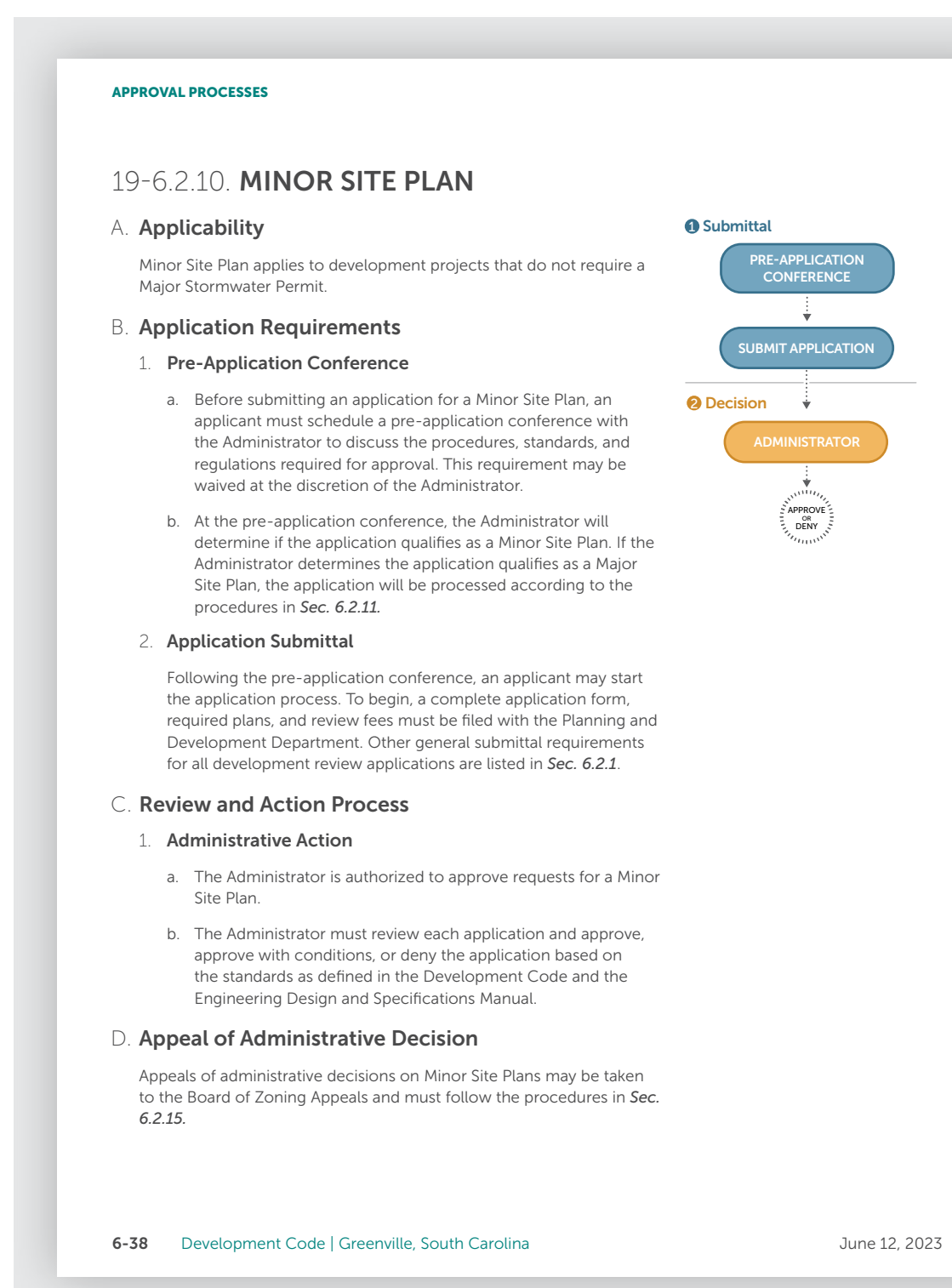
DEVELOPMENT STANDARDS

Draft building and site development standards.

NORMAS DE DESARROLLO

Borrador de normas de construcción y desarrollo del sitio.

(Sample code shown)



MODULE 3

ADMINISTRATION & OTHER PROVISIONS

Draft administrative language and other items not previously presented.

ADMINISTRACIÓN Y OTRAS DISPOSICIONES

Borrador del lenguaje administrativo y otros temas no presentados anteriormente.

(Sample code shown)



PATTERN BOOK: ANALYSIS ACROSS SCALES

WHAT PATTERNS ARE WE STUDYING? // ¿Qué patrones estamos estudiando?

• We are looking at the most common parcel or building FORMS and property USES in different areas of the city.

• Estamos analizando las FORMAS de parcelas o edificios y los USOS más comunes en diferentes áreas de la ciudad.



Examples of prevalent patterns regarding building height, width, setbacks, and frontages // Ejemplos de patrones urbanos frecuentes de altura de edificios, anchuras, retranqueos y frentes de parcela.

WHY A PATTERN ANALYSIS? // ¿Porqué un análisis de patrones urbanos?

- Identify where the current zoning does not reflect existing traditional patterns.
- Identify relevant patterns that will provide metrics to inform the zoning reform process.

- Identificar en dónde el código de zonificación existente no refleja los patrones urbanos tradicionales existentes.
- Identificar patrones urbanos que provean métricas para informar la reforma al código de zonificación.

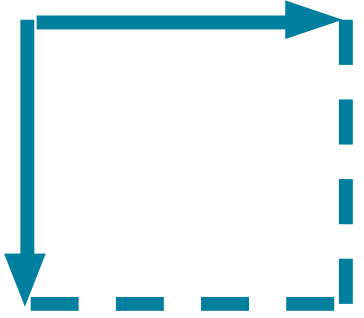
The pattern analysis does not determine if a pattern is "good" or "bad", it only identifies what the prevalent patterns are and how they align with the current zoning code.
 El análisis de patrones no determina si dicho patrón es "bueno" o "malo," simplemente identifica cuáles son los patrones frecuentes y cómo se alinean con la zonificación vigente.

WHAT IS A NONCONFORMITY? // ¿Qué es una no-conformidad?

• When a property does not meet one or more of the existing requirements of the Zoning Ordinance, it is known as a "nonconformity"

• Cuando una propiedad no cumple con uno o más requerimientos en el código de zonificación se le conoce como una "no-conformidad".

FORM NONCONFORMITIES



When requirements related to the form of the parcel or the building are not met.
 Cuando no se cumplen los requerimientos relacionados a la forma de la parcela o el edificio.

USE NONCONFORMITIES



When requirements related to the way the property is used are not met
 Cuando no se cumplen los requerimientos relacionados a los usos en la parcela.

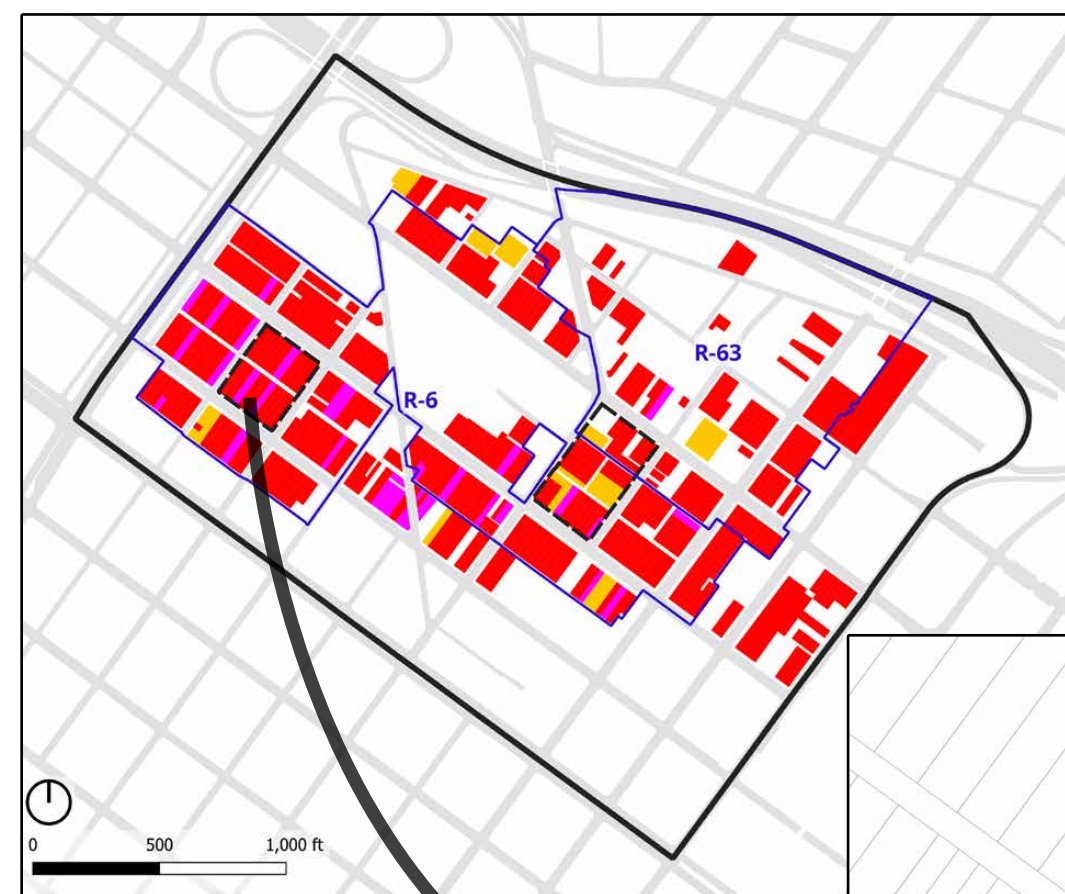
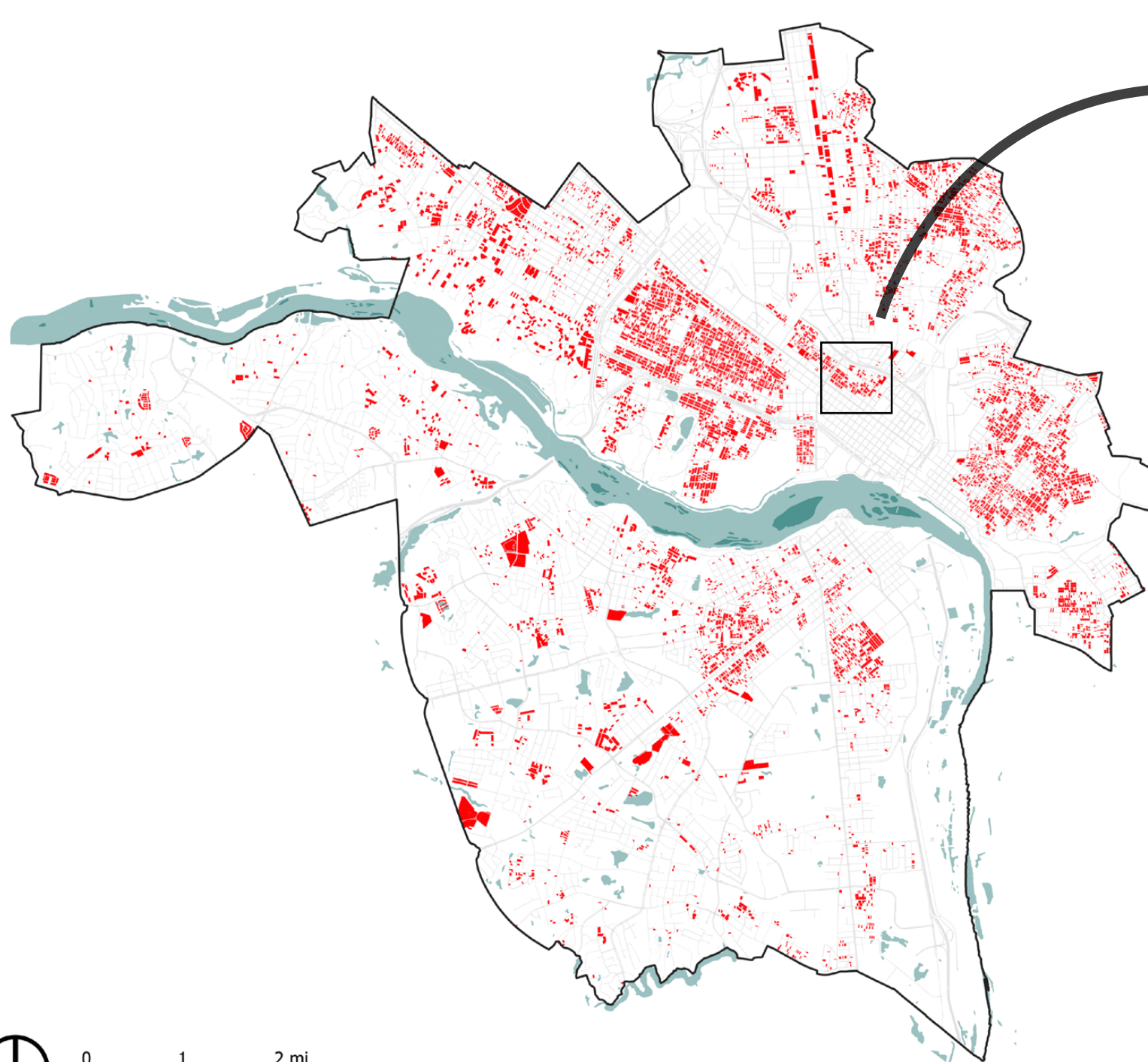
ANALYSIS ACROSS SCALES // Análisis a diferentes escalas

1. City Scale

2. Neighborhood Scale

3. Block Scale

4. Building Scale



CITY SCALE ANALYSIS / ANÁLISIS A ESCALA DE LA CIUDAD

Where does the current zoning not reflect existing traditional patterns of parcel size and use?

¿En dónde la zonificación actual no refleja los patrones urbanos tradicionales respecto al tamaño de las parcelas y el uso de suelo?

Where can we zoom in to unpack these disconnects?

¿Dónde podemos analizar a mayor detalle para descifrar estas discordancias?

Comparing existing conditions vs dimensions/uses required by zoning:

- parcel size minimum*
- building height maximum
- land use

* Some residential districts include different required minimums depending on the building form. A parcel-by-parcel survey is needed to determine the required zoning minimums.

For the city scale analysis it was assumed most buildings were "detached."

Comparando condiciones existentes vs dimensiones/ usos requeridos por la zonificación:

- tamaño mínimo de parcela*
- altura de edificio maxima
- uso del suelo

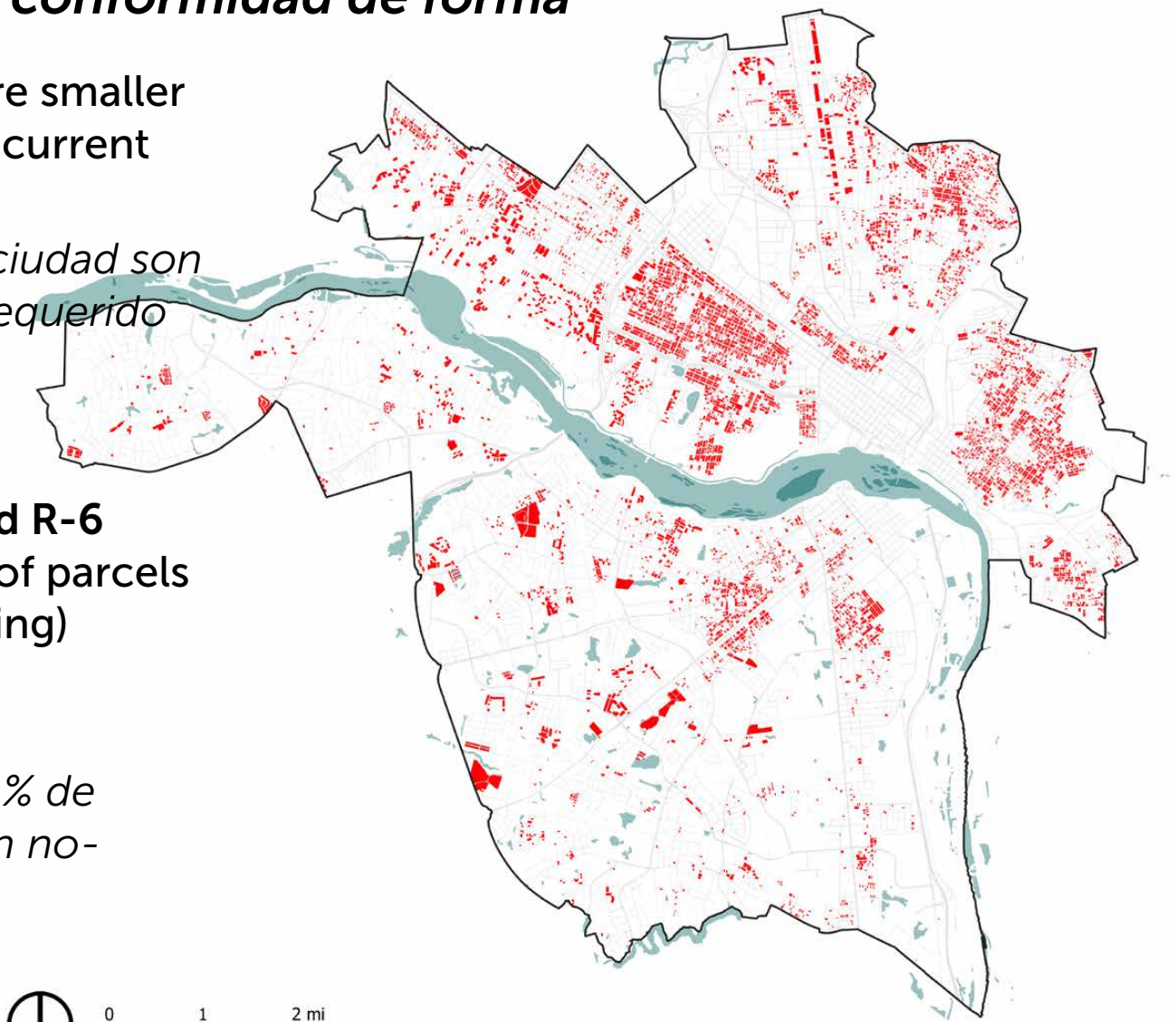
* Algunos distritos residenciales incluyen tamaños mínimos distintos dependiendo de la forma del edificio. Para determinar los mínimos precisos se requiere de un análisis de cada parcela.

Para el análisis a la escala de la ciudad se asumió que la mayoría de los edificios eran "no-adosados."

PARCEL SIZE TAMAÑO DE PARCELAS

Nonconforming form / No conformidad de forma

- + Up to 27% of parcels citywide are smaller than the minimum* required by current zoning
- + Hasta 27% de las parcelas en la ciudad son mas pequeñas que el mínimo* requerido por la zonificación actual
- + The two zones with the most nonconformities are the R-5 and R-6 Residential Districts (up to 31% of parcels in each district are nonconforming)
- + Los dos distritos con más no-conformidades son los distritos residenciales R-5 y R-6 (hasta 31% de las parcelas de estos distritos son no-conformes)



Lot Size Nonconformities for Residential Parcels

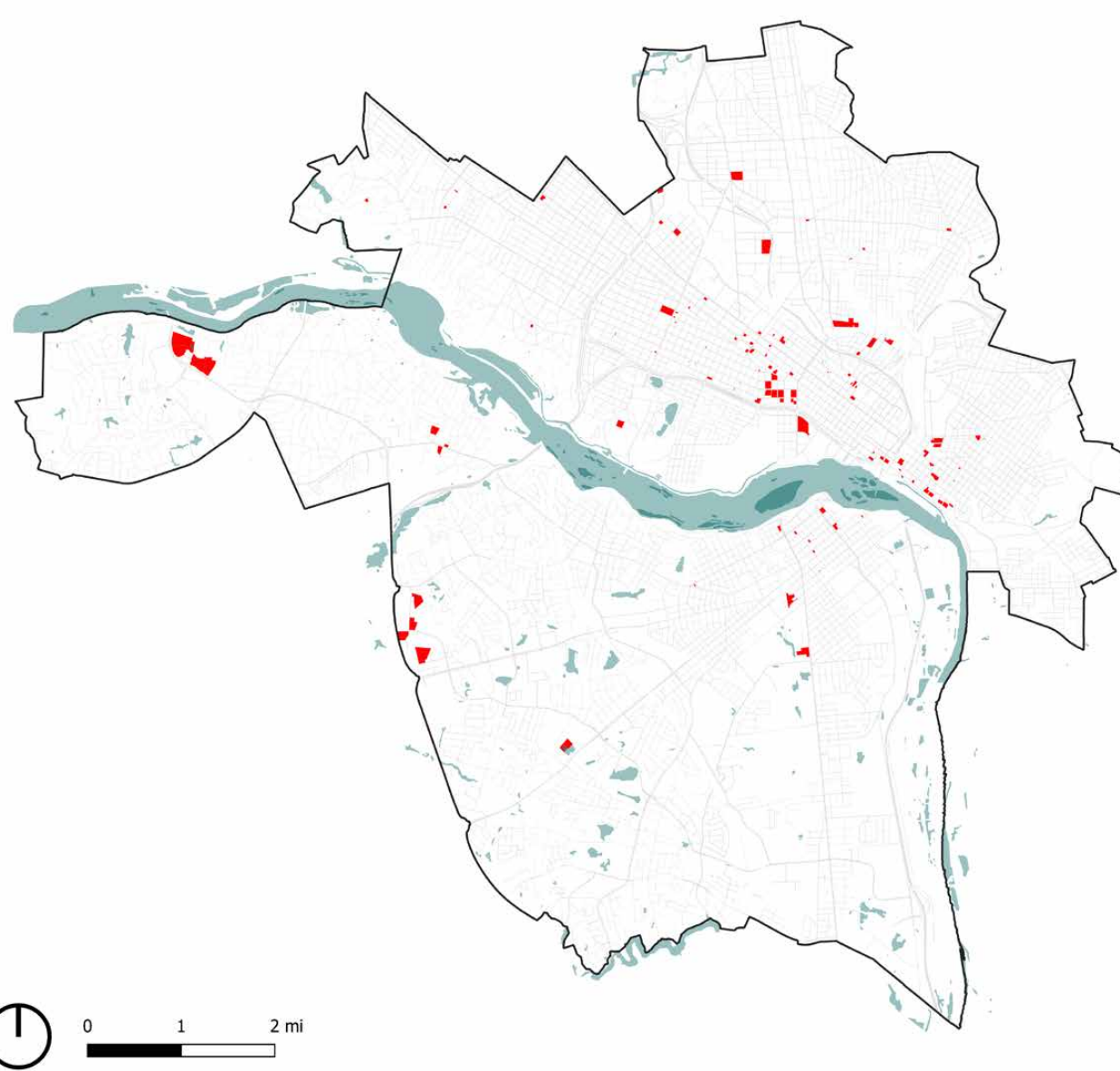
* For this city-wide scale, all parcels were determined as "detached."



BUILDING HEIGHT ALTURA DE EDIFICACIONES

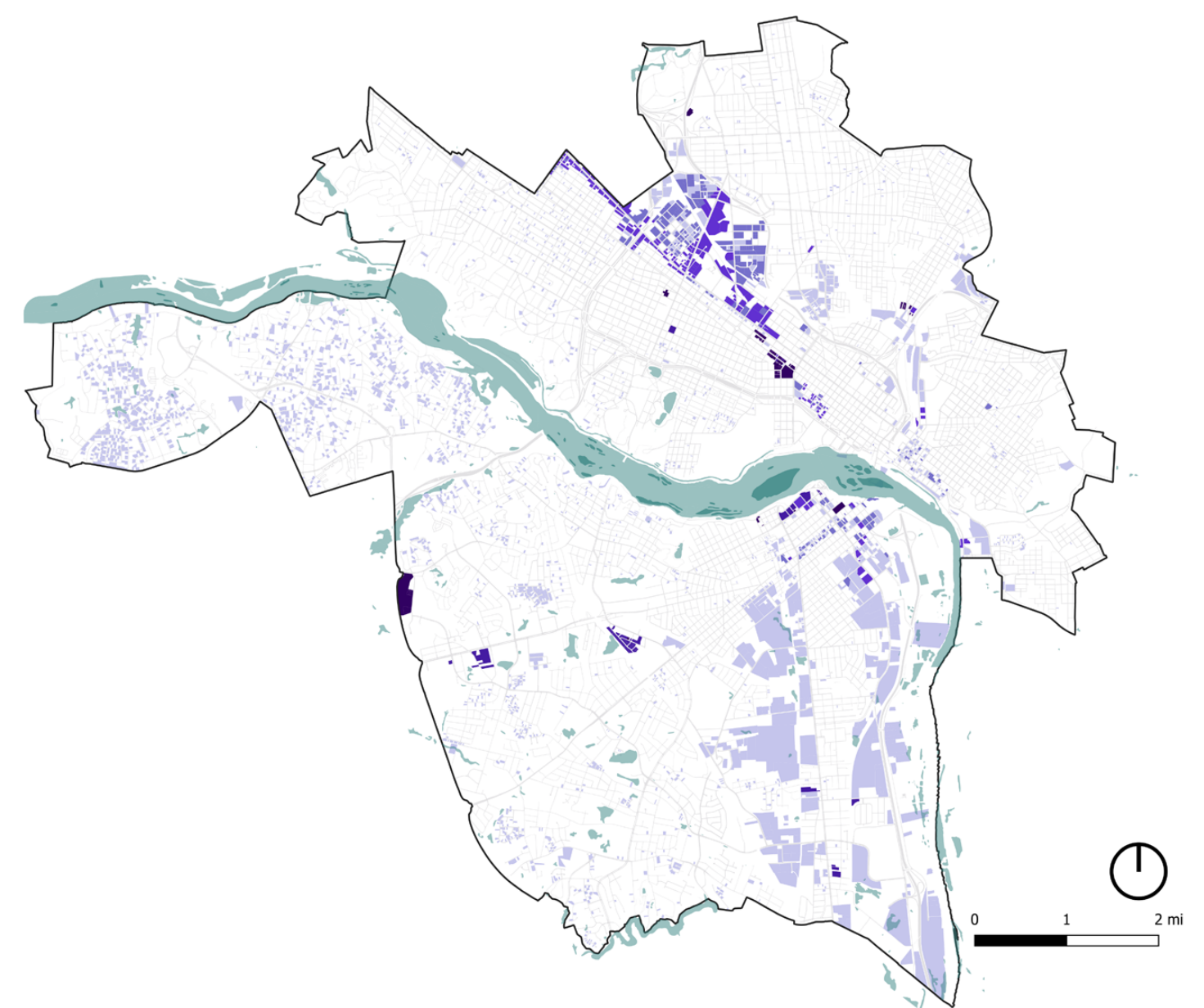
Nonconforming form No conformidad de forma

- + Only around 1% of parcels citywide are nonconforming with zoned building height
- + Solo el 1% de las parcelas de la ciudad son no conformes con la altura de edificios permitida for la zonificación
- + Most buildings that exceed allowed height are around the downtown area
- + La mayoría de los edificios que exceden la altura permitida se localizan en el area del downtown



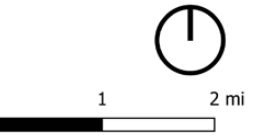
UNBUILT BUILDING HEIGHT ALTURA DE EDIFICACIONES SIN CONSTRUIR

- + There are pockets of unbuilt height concentrated at Mixed-use and TOD districts, and at industrial zones
- + Existen areas de altura permitida sin construir concentrada en los distritos de usos mixtos, TOD y en zonas industriales



Legend
Unbuilt building height under existing zoning

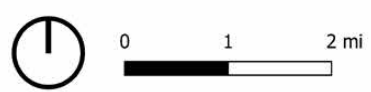
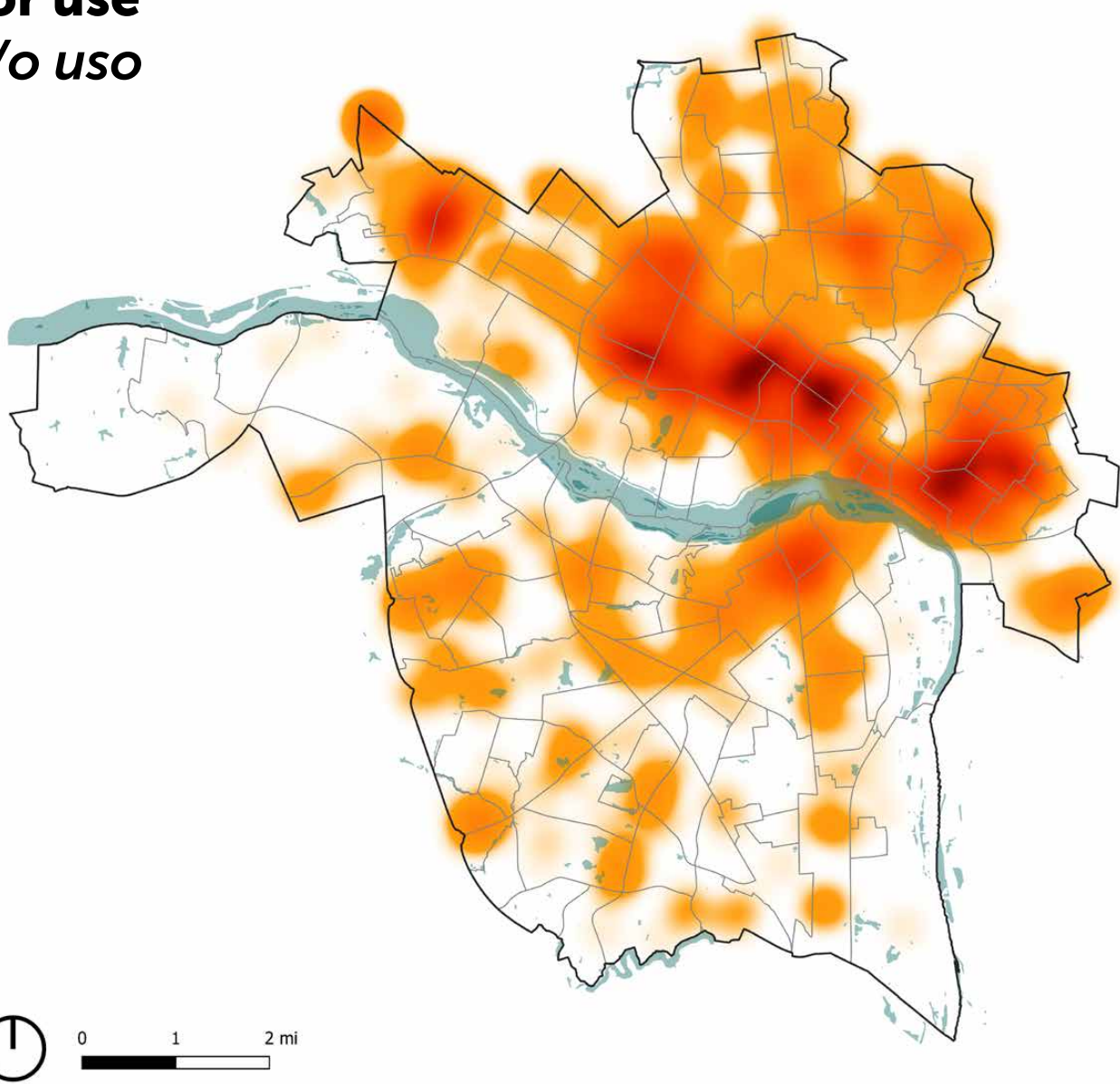
12 to 14 stories
9 to 12 stories
6 to 9 stories
4 to 6 stories
3 to 4 stories



SPECIAL USE PERMITS PERMISOS ESPECIALES DE USO

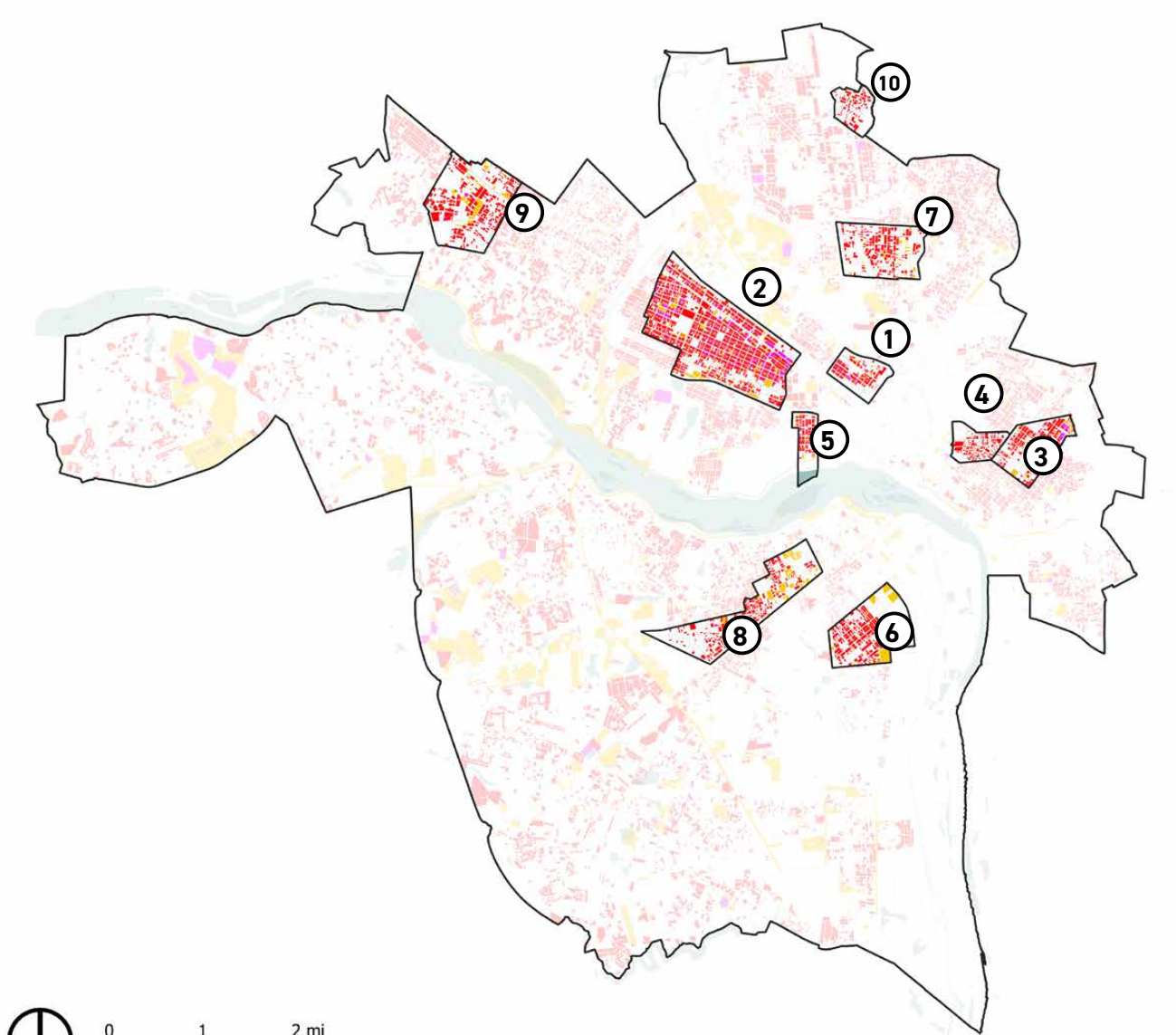
Nonconforming form and/or use No conformidad de forma y/o uso

Neighborhood	SUP Count
The Fan	151
The Museum District	66
Church Hill	60
Church Hill North	52
Three Chopt	47
Jackson Ward	42
Monroe Ward	42
Carytown	37
Shockoe Bottom	33
Carver	32
Westhampton	31
Scott's Addition	29
Swansboro	29
Manchester	28
Northern Barton Heights	27
Ginter Park	26
Union Hill	21
VCU	21
Oregon Hill	18



10 SELECTED REPRESENTATIVE NEIGHBORHOODS SELECCIÓN DE 10 BARRIOS REPRESENTATIVOS

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



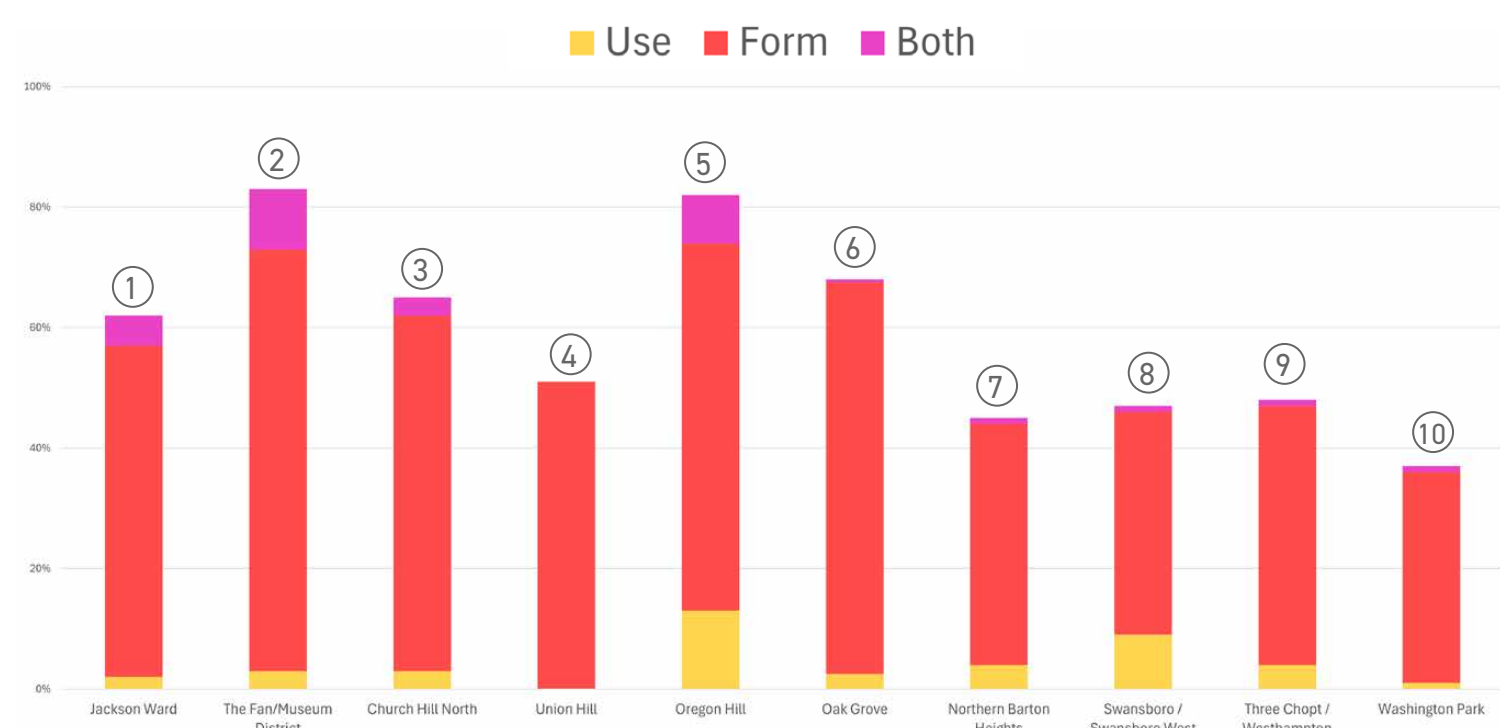
Nonconforming Parcels by Use and Form

Use
Form
Both



NEIGHBORHOOD SCALE ANALYSIS / ANÁLISIS A ESCALA DEL BARRIO

REPRESENTATIVE NEIGHBORHOODS NONCONFORMITIES NO-CONFORMIDAD EN LOS BARRIOS REPRESENTATIVOS



Form nonconformity:

- parcel is smaller than size minimum*
- parcel is narrower than width minimum*
- building is taller than height maximum

* Some residential districts include different required minimums depending on the building form. A parcel-by-parcel survey is needed to determine the required zoning minimums.

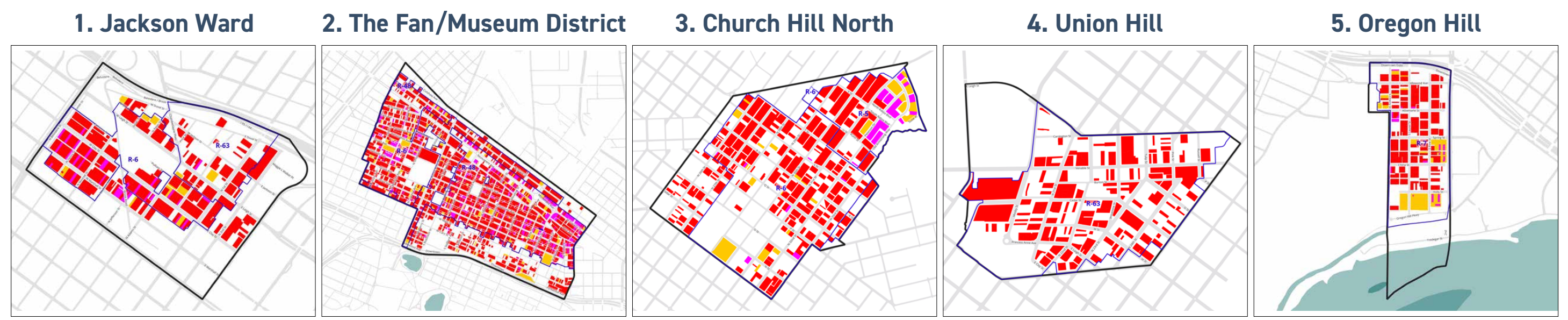
For the neighborhood scale analysis it was assumed most buildings were "detached."

No-conformidad de forma:

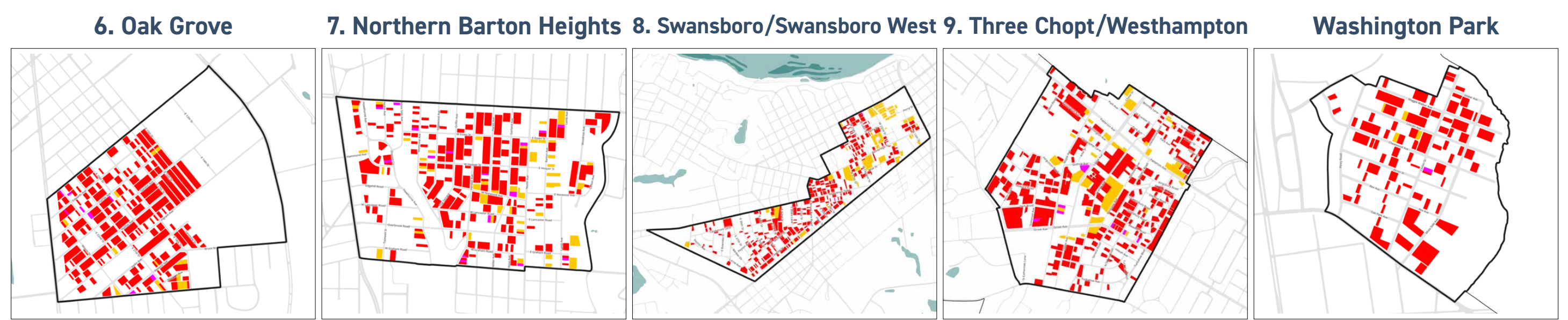
- la parcela es más chica que el tamaño mínimo*
- la parcela es más angosta que el ancho mínimo*
- el edificio es más alto que la altura máxima

* Algunos distritos residenciales incluyen tamaños mínimos distintos dependiendo de la forma del edificio. Para determinar los mínimos precisos se requiere de un análisis de cada parcela.

Para el análisis a la escala del barrio se asumió que la mayoría de los edificios eran "no-adosados."



Neighborhood	Zoning	Due to Use (%)	Due to Form (%)	Due to Both (%)
1. Jackson Ward	Predominantly zoned R-6/R-63	2%	55%	5%
2. The Fan/Museum District	Predominantly zoned R-6/R-48	3%	70%	10%
3. Church Hill North	Predominantly zoned R-5/R-6	3%	59%	3%
4. Union Hill	Predominantly zoned R-63	0%	51%	0%
5. Oregon Hill	Predominantly zoned R-7	13%	61%	8%



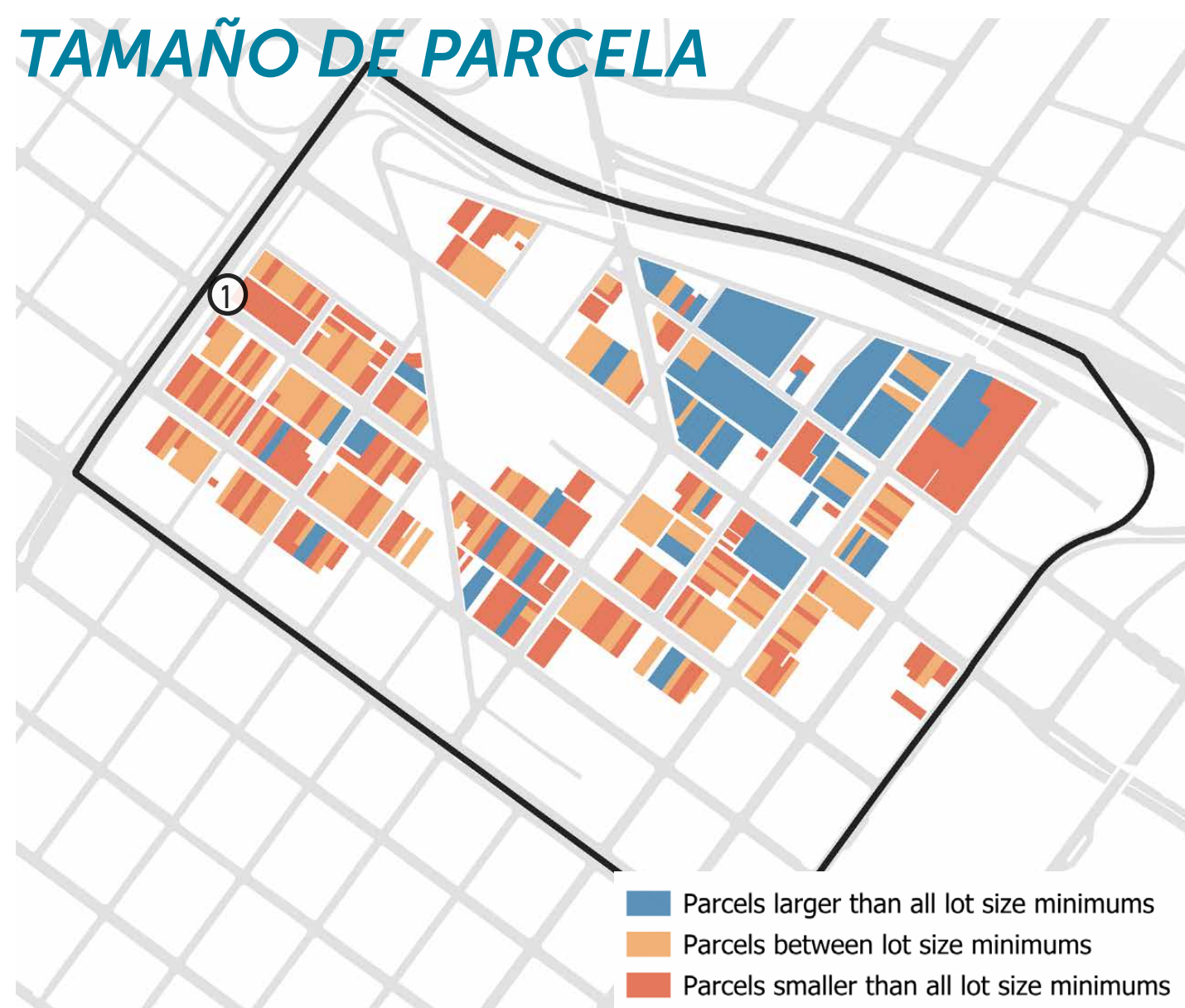
Neighborhood	Zoning	Due to Use (%)	Due to Form (%)	Due to Both (%)
6. Oak Grove	Predominantly zoned R-5	2%	55%	5%
7. Northern Barton Heights	Predominantly zoned R-5/R-6	4%	40%	1%
8. Swansboro/Swansboro West	Predominantly zoned R-5/R-6	9%	37%	1%
9. Three Chopt/Westhampton	Predominantly zoned R-4	4%	43%	1%
10. Washington Park	Predominantly zoned R-5	1%	35%	1%

ANALYSIS EXAMPLE: Jackson Ward (R-6) EJEMPLO DEL ANÁLISIS: Jackson Ward

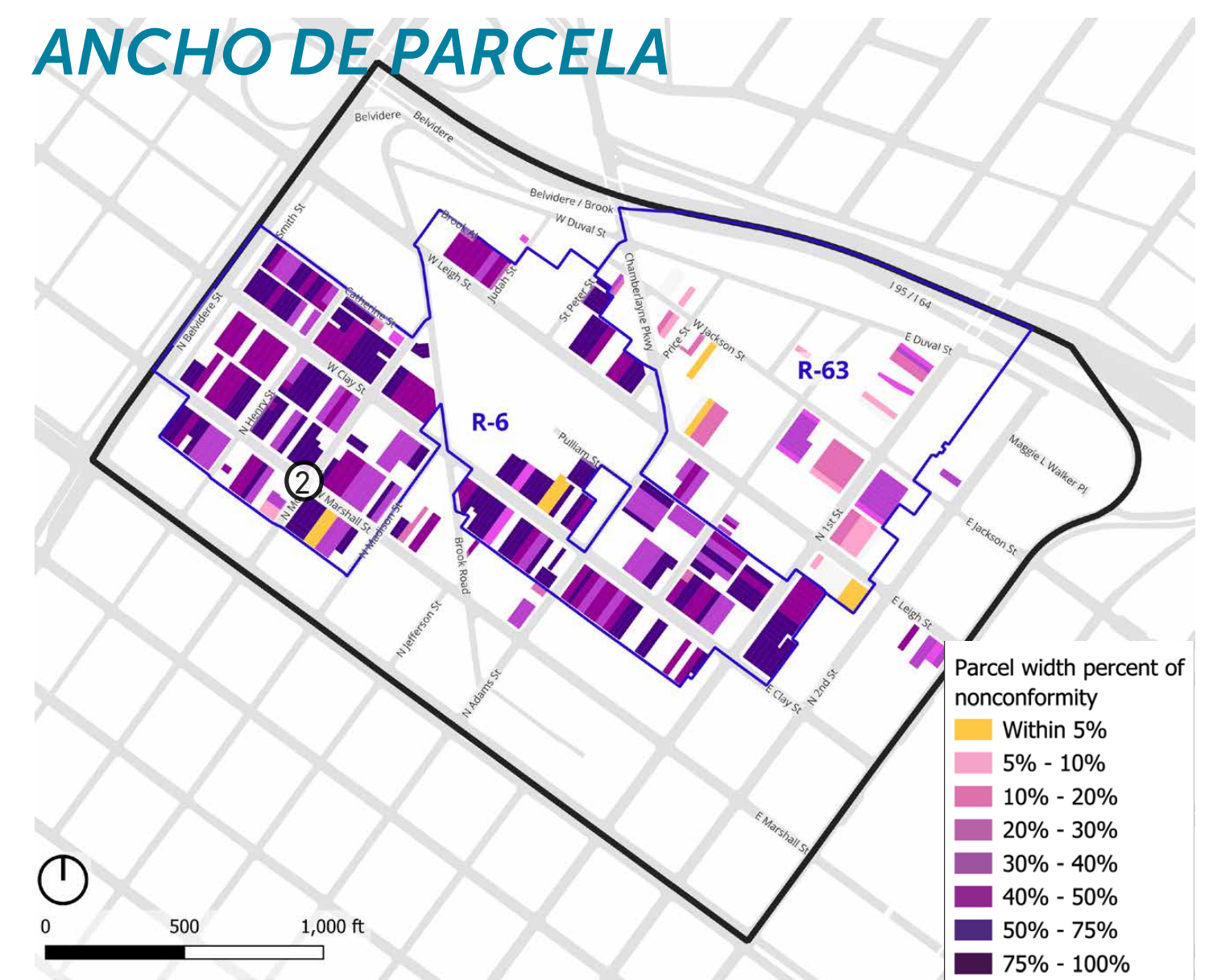
LAND USE USO DE SUELO



PARCEL SIZE TAMAÑO DE PARCELA

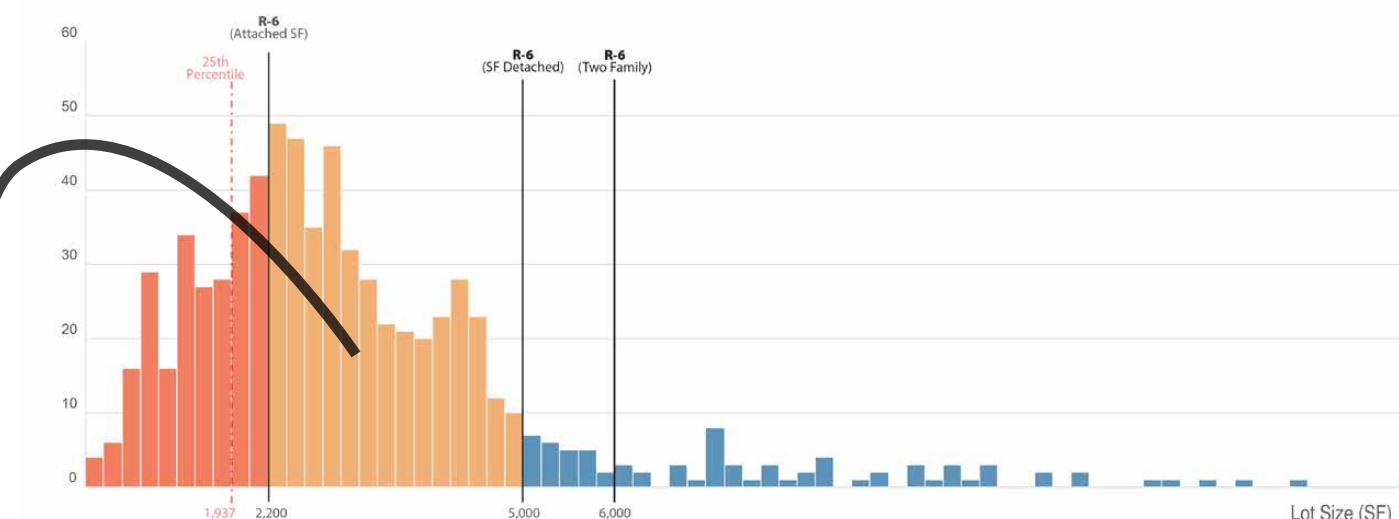


PARCEL WIDTH ANCHO DE PARCELA



Conformity for most parcels in denser residential districts depends on the attached condition. //
La conformidad para la mayoría de las parcelas en distritos residenciales densos depende de su adosamiento.

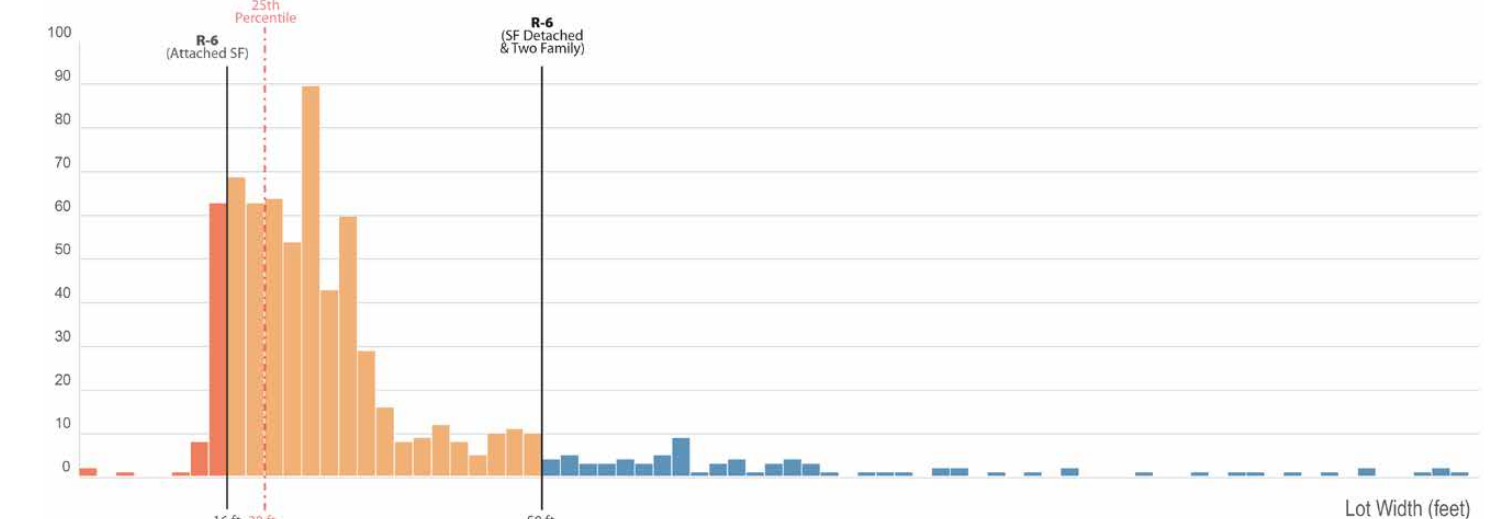
What required dimensions would bring most parcels to conformity? //
Cuáles serían las dimensiones requeridas para que la gran mayoría de las parcelas estén en conformidad?



Distribution of all the parcels within the R-6/R-63 district by size. Parcels in yellow may or may not be conforming, depending if they are attached or detached. Parcels in orange are smaller than the smallest allowable size.



Example of properties in parcels smaller than the zoning requirement
Ejemplo de propiedades en parcelas más pequeñas que lo requerido por la zonificación



Distribution of all the parcels within the R-6/R-63 district by lot width. Parcels in yellow may or may not be conforming, depending if they are attached or detached. Parcels in orange are narrower than the smallest allowable width.



Example of a property in parcel narrower than the zoning requirement
Ejemplo de una propiedad en una parcela más angosta que lo requerido por la zonificación

BLOCK SCALE ANALYSIS / ANÁLISIS A ESCALA DE LA MANZANA

What are the finer-grained patterns found at the block scale and how do they align with existing zoning regulations?

¿Cuáles son los patrones urbanos más específicos que encontramos al analizar algunas manzanas?
¿Se alinean con las regulaciones de zonificación existentes?

Parcel-by-parcel survey to:

- Analyze the building's character and how it engages the street (frontage).
- Refine the analysis of lot dimensions nonconformity after adjusting each parcel's required zoning metrics according to the defined PROPERTY TYPE.
- Analyze required setbacks (front, sides, and rear)

Inspección de cada parcela para:

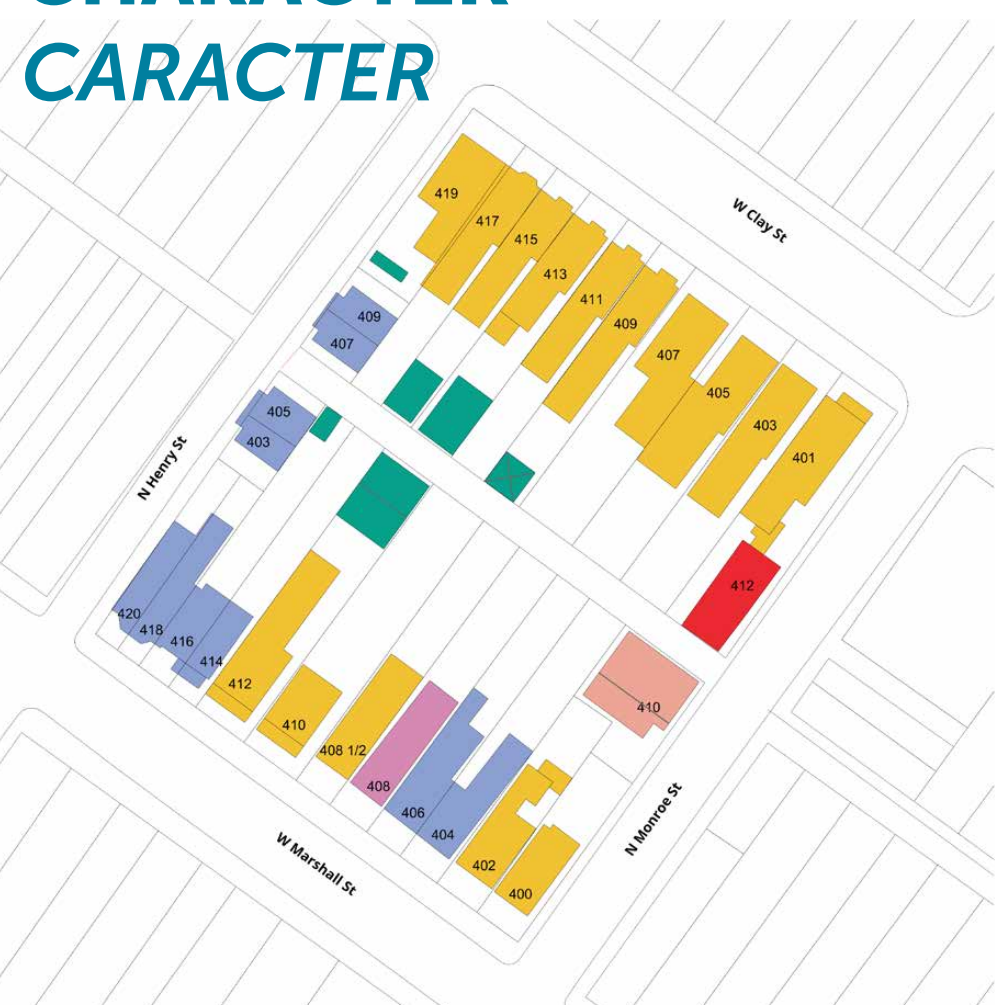
- Analizar el carácter general del edificio y su interacción con la calle (frente).
- Refinar el análisis de no-conformidad de las dimensiones del lote después de ajustar las métricas de zonificación requeridas en cada parcela de acuerdo con el TIPO DE PROPIEDAD definido.
- Analizar los retranqueos requeridos (frontal, laterales y posterior).

PROPERTY TYPE

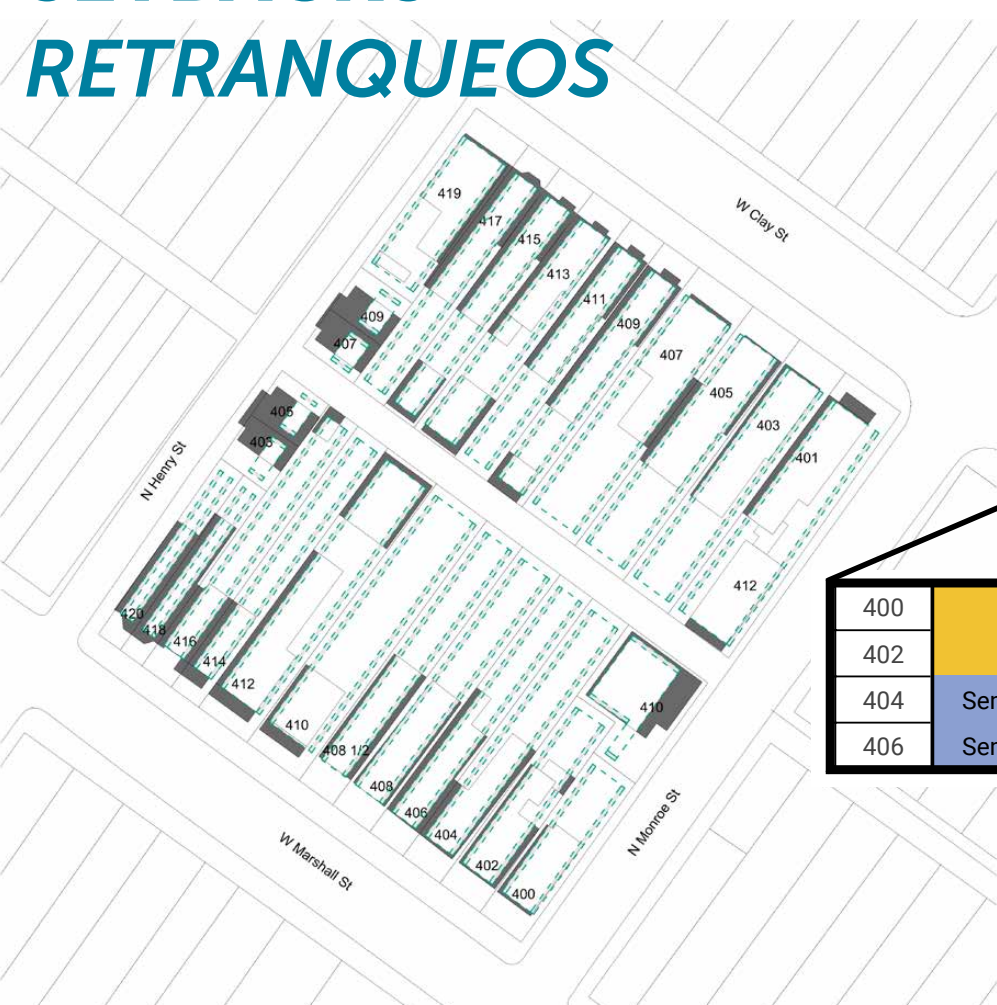
Single (SF), two (2F) or multi-family (MF)
Una, dos, o múltiples viviendas
+
Detached (D) or Attached (A)
Adosada o no?

ANALYSIS EXAMPLE: Jackson Ward Block 1 EJEMPLO DEL ANÁLISIS: Jackson Ward Manzana 1

CHARACTER CARACTER



SETBACKS RETRANQUEOS



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

- Required Setback*
- Existing Building Footprint

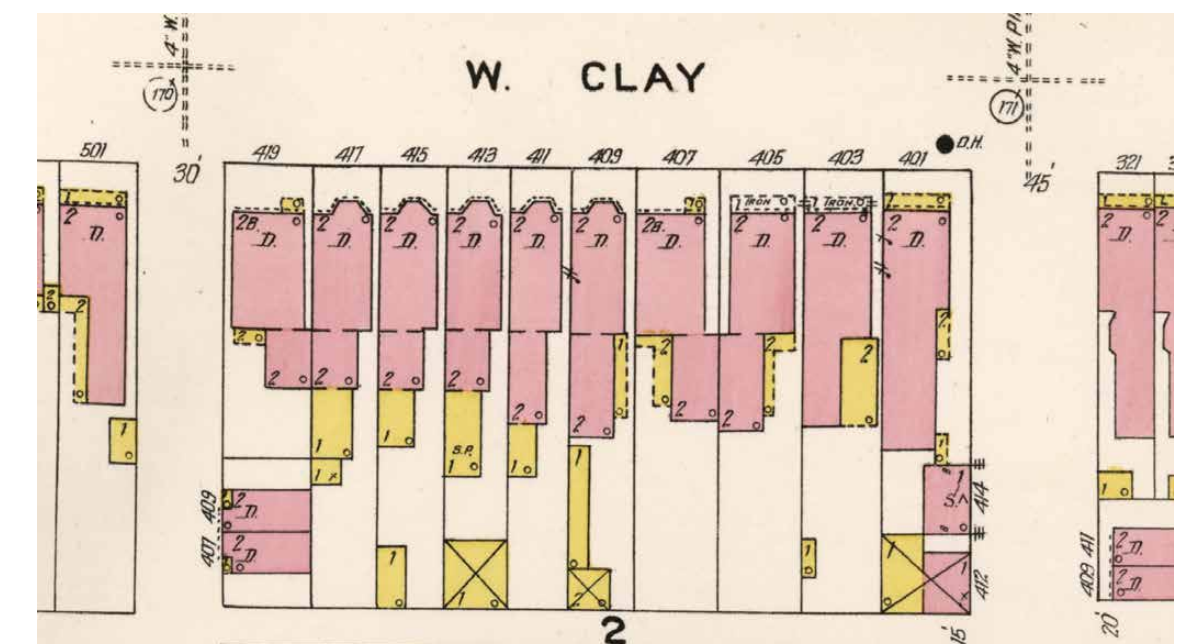
* Required side setbacks range between 3-5 ft depending on both form (attached vs detached) and use intensity (single or two-family). Attached buildings don't require a side yard on their attached side(s) due to their form. The diagram represents the range of setbacks and is not accounting for zero setback on attached buildings. Diagram is for reference only.

Zoning District	Street	Bldg #	1. Character/Frontage						2. Lot Dimensions and Density					3. Setbacks						
			Building type adjusted	Building Frontage	Fence	Semi-basement	Finestration	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	Necessary Structure	
R-6	W Clay St	400	Detached Urban	stairs+porch	yes	yes	low	shed	SFD	2,532	24	1,134	45%	2	29	16	0	0	50	no
		402	Detached Urban	porch	yes	yes	medium	gable	2FD	2,817	24	1,297	46%	2	24	15	0	3	42	no
		404	Semi Detached House	porch	yes	yes	medium	shed	2FA	3,655	24	1,400	38%	2	26	15	0	3	80	no
		406	Semi Detached House	porch	yes	yes	medium	mansard	2FA	3,263	24	1,400	38%	2	26	15	0	3	80	no
		408 1/2	Walk-up	porch	yes	yes	medium	flat	MF	3,744	22	1,405	38%	3	30	17	3	0	78	no
		410	Detached Urban	porch	yes	yes	medium	flat	2FD	3,656	22	1,404	41%	2	27	17	0	5	81	no
		410	Detached Urban	stairs+porch	yes	yes	medium	mansard	SFD	5,118	32	978	19%	2	30	12	0	7	100	no
Jackson Ward	W Clay St	400	Detached Urban	stairs+porch	yes	yes	low	shed	SFD	2,532	24	1,134	45%	2	29	16	0	0	50	no
		402	Detached Urban	porch	yes	yes	medium	gable	2FD	2,817	24	1,297	46%	2	24	15	0	3	42	no
		404	Semi Detached House	porch	yes	yes	medium	shed	2FA	3,655	24	1,400	38%	2	26	15	0	3	80	no
		406	Semi Detached House	porch	yes	yes	medium	mansard	2FA	3,263	20	1,698	52%	2	26	18	1	0	70	no
	W Clay St	407	Detached Urban	porch	no	no	medium	shed or flat	SFD	4,231	28	2,260	53%	2	27	14	3	0	56	no
		409	Semi Detached House	porch	yes	yes	medium	shed or flat	SFA	4,387	30	2,359	54%	2	27	14	3	0	56	no
		405	Detached Urban	porch	no	no	medium	shed or flat	MF	4,976	30	2,071	42%	2	30	14	0	3	60	no
		407	Detached Urban	porch	yes	yes	medium	shed or flat	SFD	3,203	21	1,947	61%	2	26	14	0	0	60	yes
		409	Detached Urban	stoop+bay window	yes	yes	medium	shed or flat	SFD	3,036	22	1,430	47%	2	26	14	3	0	60	no
		411	Detached Urban	stoop+bay window	yes	yes	medium	shed or flat	SFD	3,604	22	2,389	66%	2	26	14	3	0	60	yes
		413	Detached Urban	porch	yes	yes	medium	shed or flat	SFD	2,919	22	2,015	69%	2	26	14	3	0	64	yes
		415	Detached Urban	porch+balcony	yes	yes	medium	shed or flat	SFA	2,853	22	1,625	57%	2	26	14	3	0	64	yes
		417	Detached Urban	stoop	yes	yes	medium	shed or flat	SFA	3,147	33	1,834	58%	2	30	14	0	3	50	yes
		419	Detached Urban	stairs	yes	yes	medium	shed or flat	SFA	2,641	32	1,658	63%	1	23	0	0	3	5	no
	Monroe St	410	Civic	stairs	yes	no	low	church												
		412	Shopfront	shopfront	yes	no	low	mansard												

MAIN TAKEAWAYS // CONCLUSIONES

- Property Type** (attached vs detached) has a drastic influence in the conformity of parcels in historical neighborhoods.
- Lot Sizes & Widths** nonconformities can be found across all zoning districts.
- Front Setbacks** were within or near the district's minimum requirement for most analyzed blocks.
- Side setbacks** minimums are frequently infringed across the analyzed blocks, especially in older traditional neighborhoods.
- El tipo de propiedad** (adosada o no adosada) tiene una gran influencia en la conformidad de las parcelas de los barrios históricos.
- Se pueden encontrar no conformidades con **tamaños y anchos de lotes** en todos los distritos.
- Los **retranqueos frontales** en la mayoría de las manzanas analizadas estuvieron dentro de o cerca del requisito mínimo del distrito.
- Los **retranqueos laterales** mínimos requeridos se infringen con frecuencia a lo largo de todas las cuadras analizadas, especialmente en los barrios tradicionales más antiguos.

SIDE SETBACKS SUMMARY FOR ALL BLOCKS // RESUMEN DE RETRANQUEOS LATERALES EN TODAS LAS MANZANAS



A Great amount of buildings in traditional neighborhoods are built right at one of the side lot lines.
Una gran cantidad de edificios en barrios tradicionales están construidos justo en uno de los límites laterales de la parcela.

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.

BUILDING SCALE ANALYSIS / ANÁLISIS A ESCALA DEL EDIFICIO

What patterns can be found at the building scale? How can they relate to the existing zoning regulations? How can they inform the zoning reform?

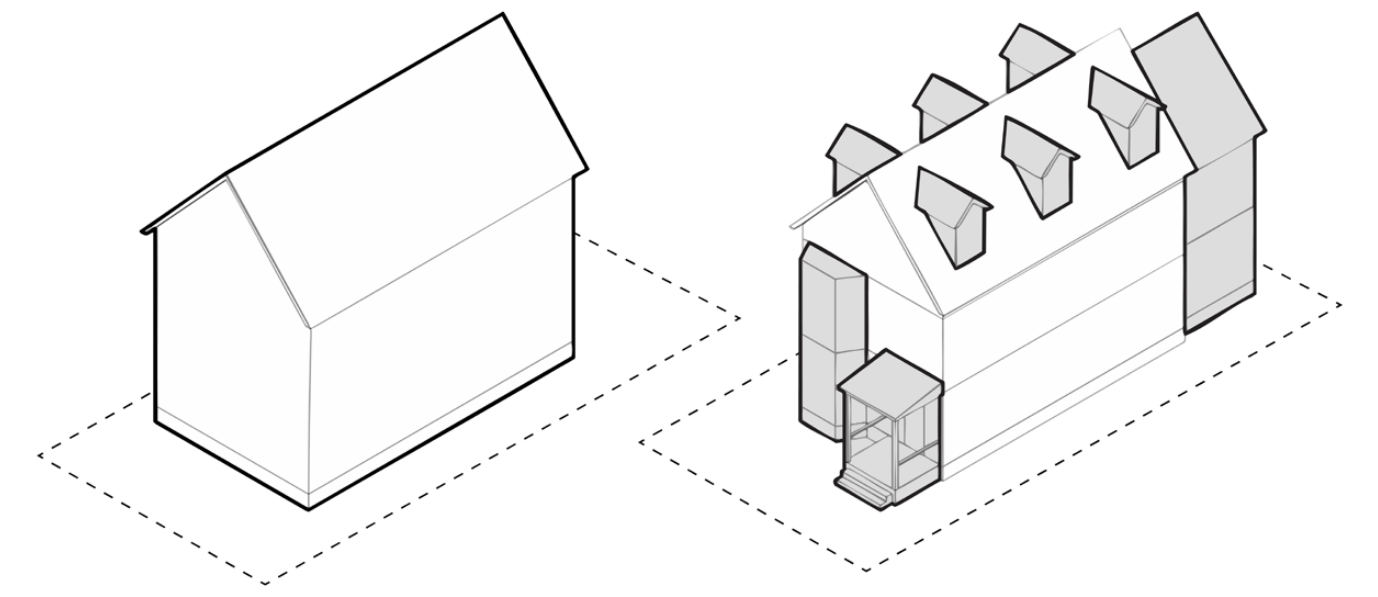
¿Qué patrones podemos encontrar al nivel de los edificios? ¿Cómo se relacionan a la zonificación existente? ¿Cómo pueden informar la reforma al código de zonificación?

The examples analyzed covered some of the most common patterns informed by the block scale analysis (setbacks and property type).

- Illustrating how the buildings engage with the street (building frontage).
- Illustrate the relationship with neighboring structures (setbacks)
- Identify basic architectural patterns that create a cohesive urban fabric.

Los ejemplos analizados cubrieron algunos de los patrones más comunes informados por el análisis a escala de manzana (retranqueos y tipo de propiedad).

- Ilustrando cómo los edificios interactúan con la calle (fachada del edificio).
- Ilustrar la relación con las estructuras vecinas (retranqueos)
- Identificar patrones arquitectónicos básicos que crean un tejido urbano cohesivo.



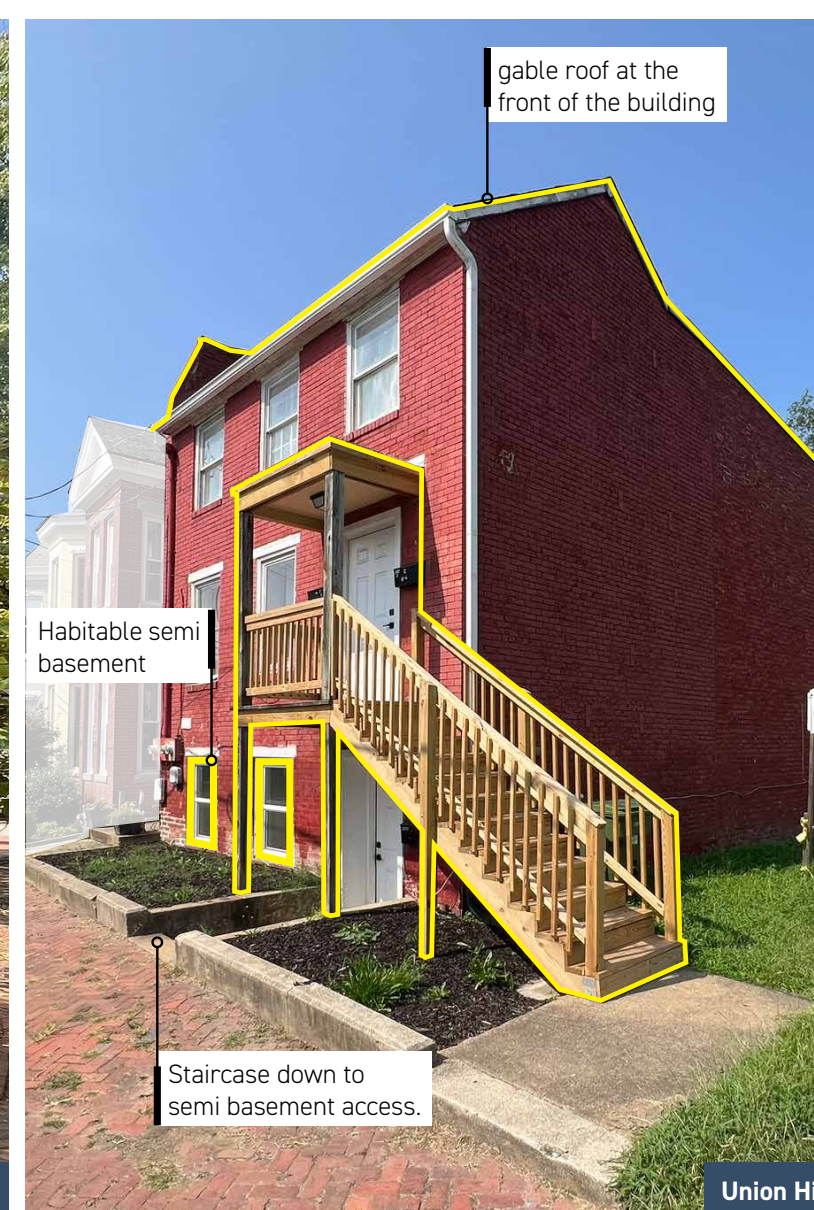
R-6/R-63: DETACHED URBAN HOUSES // CASAS "URBANAS" NO ADOSADAS

- The essential building pattern that shapes large sections of traditional neighborhoods.
- Building massings sit close to each other. Sometimes two or more houses get grouped in a continuous massing but with independent sidewalls.
- Always include a porch or a stoop

Es el patrón esencial de edificios que da forma a grandes secciones de los barrios tradicionales.

Las edificios se ubican cerca uno del otro. En ocasiones se agrupan dos o más casas formando una masa continua pero con paredes laterales independientes.

- Siempre incluye algún porche.



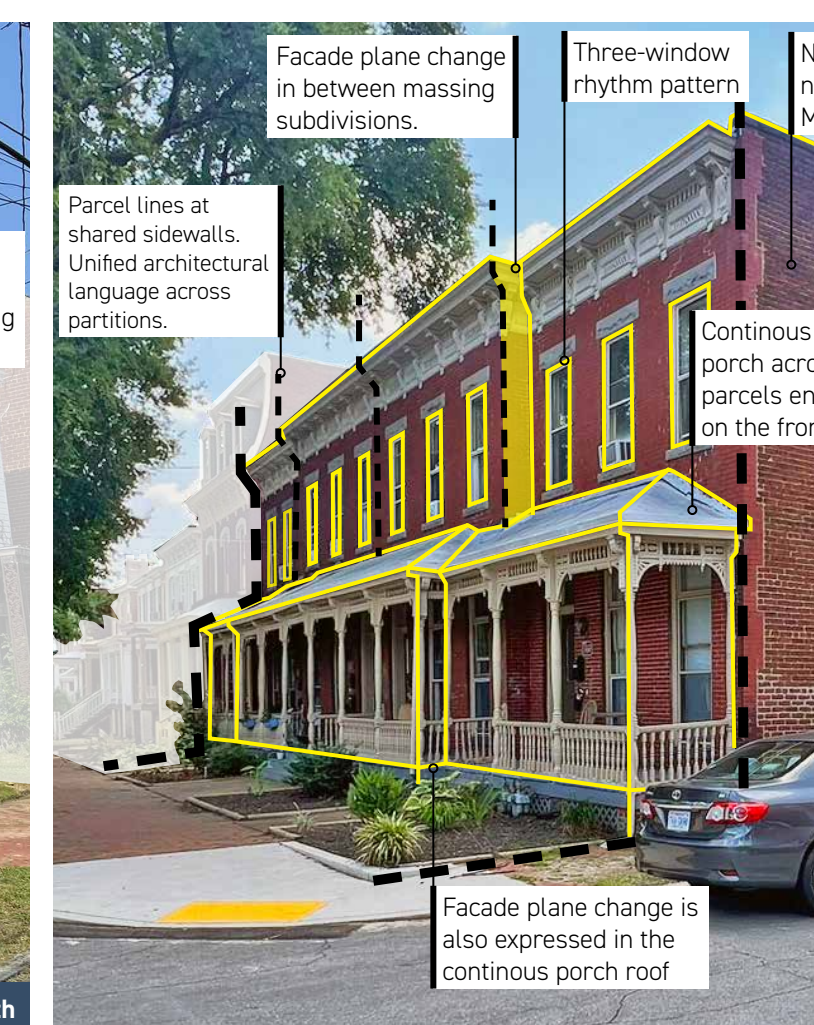
R-6/R-63/R-7: ATTACHED HOUSES // CASAS ADOSADAS

- Continuous building form and architectural language in a unified massing across several parcels.
- Lots tend to be very narrow (13-16 ft). They are narrower than the grouped detached houses parcels.
- Frequent use of porches or stoops

Forma y lenguaje arquitectónico continuo en una volumetría unificada en varias parcelas.

Los lotes tienden a ser muy angostos (de 13 a 16 ft). Son más estrechos que las parcelas de viviendas no adosadas agrupadas.

- Uso frecuente de porches o escaleras.

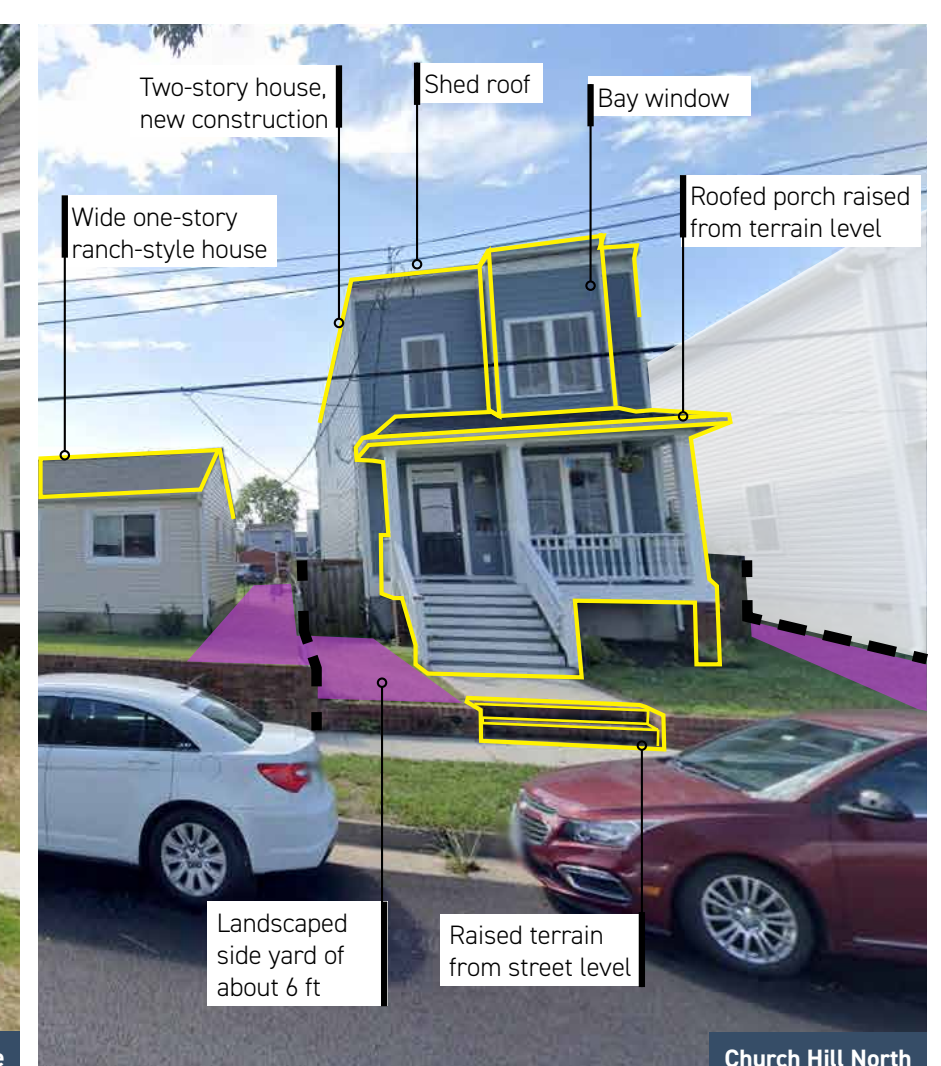
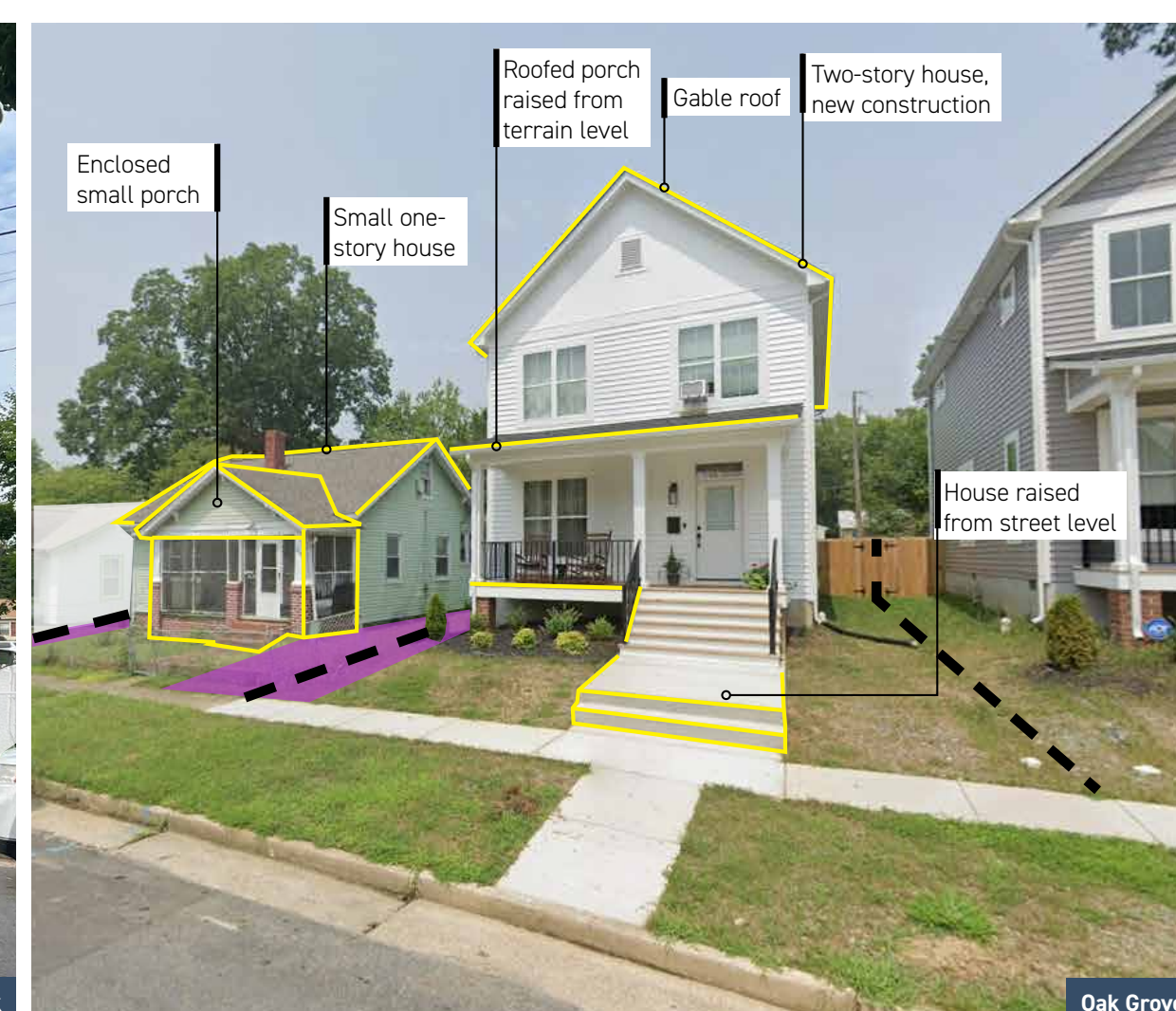


R-5/R-4: DETACHED HOUSES // CASAS NO ADOSADAS

- This is the primary building pattern in most of Richmond's residential areas. Consist of a freestanding residential building set back from its neighbors and the street by a front and side yards.
- In some R-5 and R-6 areas it is common to find newer two-story buildings next to older 1-story dwellings.

Es el patrón principal de edificios en las áreas residenciales de Richmond. Consiste en un edificio residencial independiente apartado de sus vecinos y de la calle por un patios delantero y laterales.

- En algunas áreas R-5 y R-6 es común encontrar edificios nuevos de dos pisos junto a viviendas más antiguas de un piso.



* This analysis should not be regarded as a definitive listing of all possible building patterns within the city.

* Este análisis no debe considerarse como una lista definitiva de todos los posibles patrones de construcción dentro de la ciudad.

WE'D LIKE YOUR FEEDBACK!
¡NOS GUSTARÍA CONOCER TUS COMENTARIOS!

1. What patterns do you think are the most characteristic of Richmond?

¿Qué patrones cree usted que son los más característicos en Richmond?

PLEASE LEAVE COMMENTS HERE
POR FAVOR DEJE COMENTARIOS AQUÍ

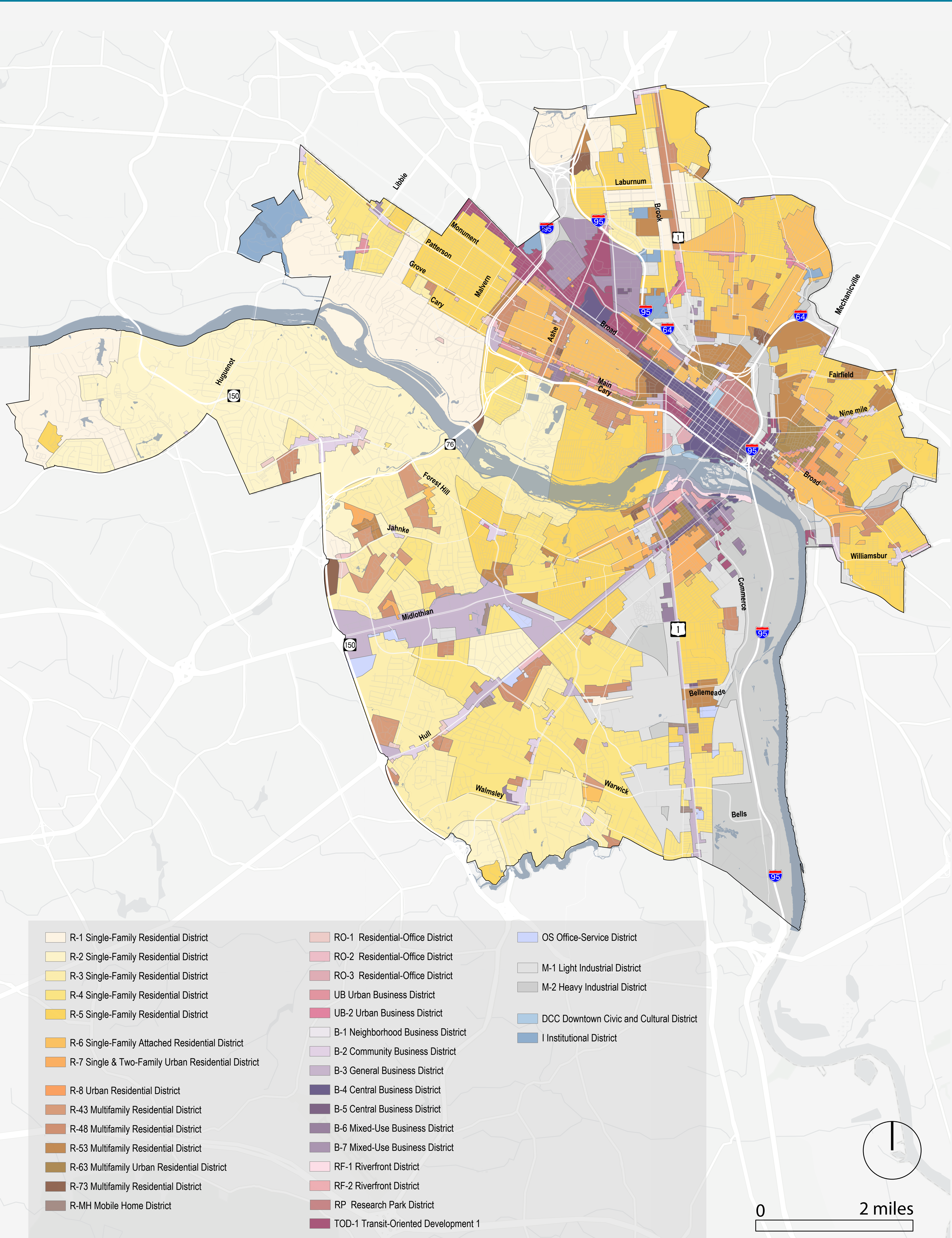
2. What patterns do you think are the most relevant for the Zoning Refresh to consider?

¿Qué patrones cree usted que son los más relevantes a considerar para la actualización del Código de Zonificación?

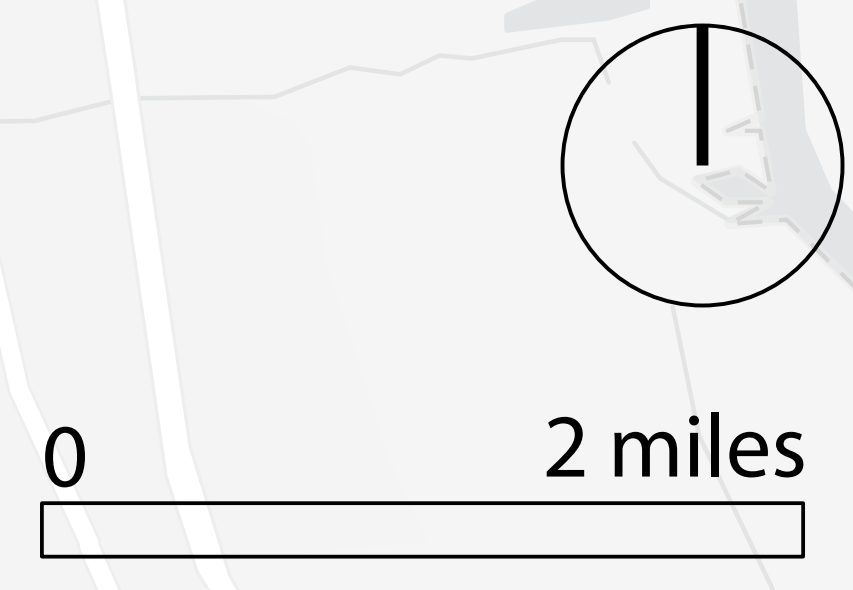
PLEASE LEAVE COMMENTS HERE
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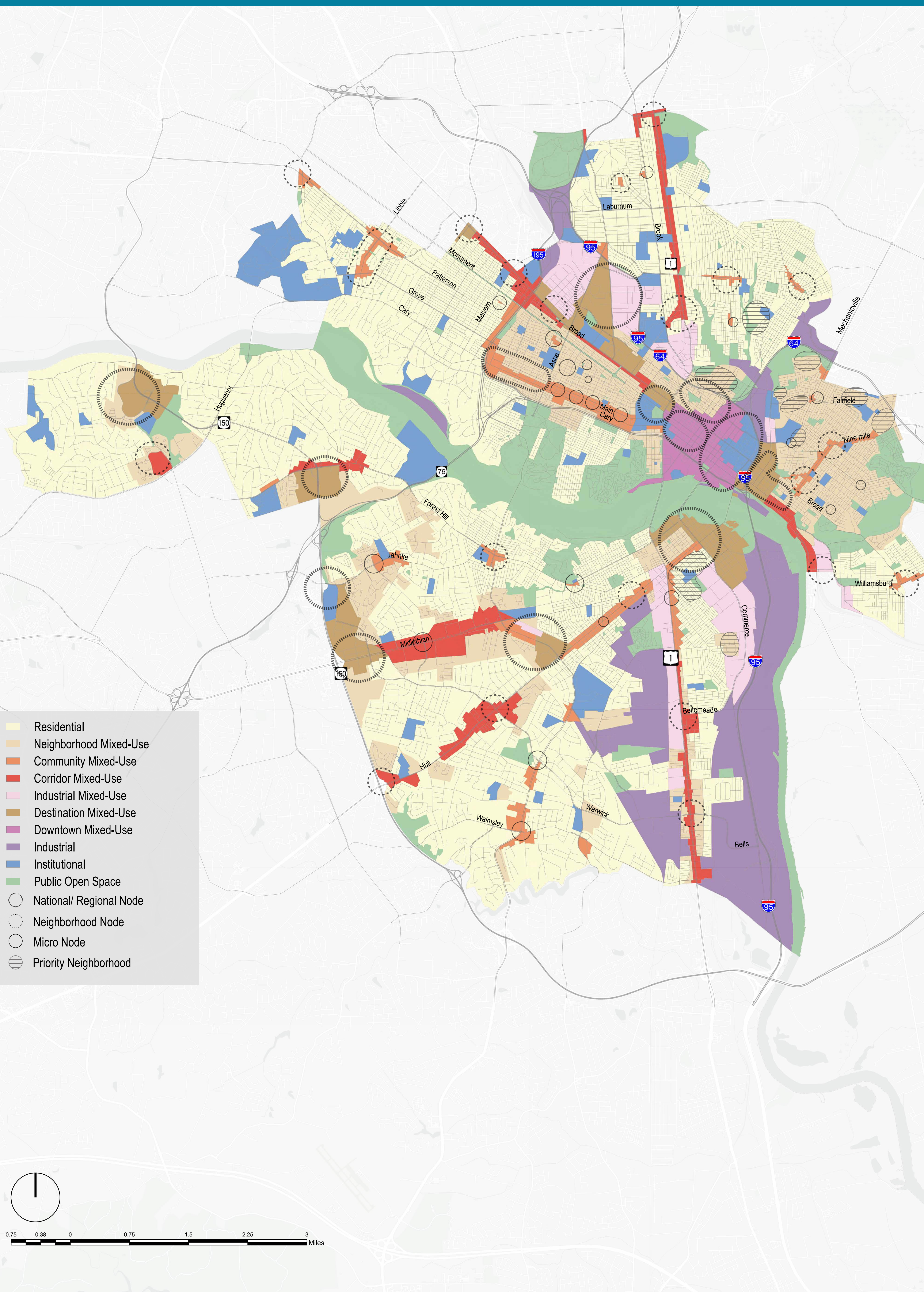
CURRENT ZONING / ZONIFICACIÓN ACTUAL



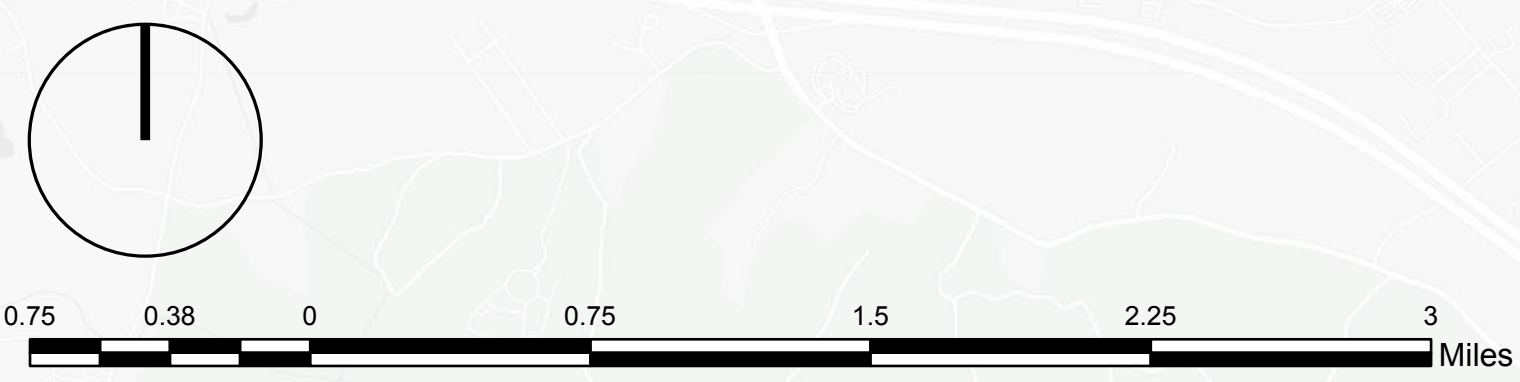
- | | | |
|--|--------------------------------------|--|
| R-1 Single-Family Residential District | RO-1 Residential-Office District | OS Office-Service District |
| R-2 Single-Family Residential District | RO-2 Residential-Office District | M-1 Light Industrial District |
| R-3 Single-Family Residential District | RO-3 Residential-Office District | M-2 Heavy Industrial District |
| R-4 Single-Family Residential District | UB Urban Business District | DCC Downtown Civic and Cultural District |
| R-5 Single-Family Residential District | UB-2 Urban Business District | I Institutional District |
| R-6 Single-Family Attached Residential District | B-1 Neighborhood Business District | |
| R-7 Single & Two-Family Urban Residential District | B-2 Community Business District | |
| R-8 Urban Residential District | B-3 General Business District | |
| R-43 Multifamily Residential District | B-4 Central Business District | |
| R-48 Multifamily Residential District | B-5 Central Business District | |
| R-53 Multifamily Residential District | B-6 Mixed-Use Business District | |
| R-63 Multifamily Urban Residential District | B-7 Mixed-Use Business District | |
| R-73 Multifamily Residential District | RF-1 Riverfront District | |
| R-MH Mobile Home District | RF-2 Riverfront District | |
| | RP Research Park District | |
| | TOD-1 Transit-Oriented Development 1 | |



RICHMOND 300 LAND USES



- Residential
- Neighborhood Mixed-Use
- Community Mixed-Use
- Corridor Mixed-Use
- Industrial Mixed-Use
- Destination Mixed-Use
- Downtown Mixed-Use
- Industrial
- Institutional
- Public Open Space
- National/ Regional Node
- Neighborhood Node
- Micro Node
- Priority Neighborhood



RICHMOND 300 LAND USES

	DEVELOPMENT STYLE	GROUND FLOOR	MOBILITY	INTENSITY	PRIMARY USES	SECONDARY USES
RESIDENTIAL	<ul style="list-style-type: none"> + Single-family, ADUs, duplexes, and small multi-family 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + Prioritizes bicycle and pedestrian access + Transit on edges of neighborhoods 	<ul style="list-style-type: none"> + Height: 1-3 stories + Lot size: 5,000-20,000+ sq ft 	<ul style="list-style-type: none"> + Single-family and ADUs 	<ul style="list-style-type: none"> + Major Streets: Duplex, small multi-family (3-10 units) + Institutional/government
NEIGHBORHOOD MIX. USE	<ul style="list-style-type: none"> + Variety of building types + Future development should complement existing context 	<ul style="list-style-type: none"> + Street-oriented facades + Openings facing the streets + Privacy features for residential 	<ul style="list-style-type: none"> + Pedestrian, bicycle, and transit access + Parking located at rear of buildings 	<ul style="list-style-type: none"> + Height: 2-4 stories (4+ stories on major streets) + Lot size: 1,500 - 5,000 sq ft 	<ul style="list-style-type: none"> + Single-family and ADUs + Duplex and small multi-family (3-10 units) 	<ul style="list-style-type: none"> + Major Streets: Large multi-family (over 10 units) + Retail/office/service uses + Institutional/government
COMMUNITY MIXED USE	<ul style="list-style-type: none"> + Variety of building types with uses mixed horizontally or vertically 	<ul style="list-style-type: none"> + High transparency 	<ul style="list-style-type: none"> + Pedestrian, bicycle, and transit access + Parking located within structure or at rear of buildings 	<ul style="list-style-type: none"> + Height: 2-6 stories + Stepping down in height near residential and historical areas 	<ul style="list-style-type: none"> + Multi-family + Retail/office/service 	<ul style="list-style-type: none"> + Single-family + Institutional/government
CORRIDOR MIXED USE	<ul style="list-style-type: none"> + Variety of building types with uses mixed horizontally or vertically 	<ul style="list-style-type: none"> + High transparency + Active commercial uses 	<ul style="list-style-type: none"> + Pedestrian, bicycle, and transit access + Parking located within structure or at rear of buildings 	<ul style="list-style-type: none"> + Height: 2-10 stories + Stepping down in height near residential and historical areas 	<ul style="list-style-type: none"> + Multi-family + Retail/office/service 	<ul style="list-style-type: none"> + Single-family + Institutional/government
DESTINATION MIXED USE	<ul style="list-style-type: none"> + Higher-density, transit-oriented development encouraged on vacant or underutilized sites 	<ul style="list-style-type: none"> + High transparency 	<ul style="list-style-type: none"> + Pedestrian, bicycle, and transit access + Parking located at rear of buildings (parking not allowed as principal use) 	<ul style="list-style-type: none"> + Height: minimum 5+ stories 	<ul style="list-style-type: none"> + Multi-family + Retail/office/service 	<ul style="list-style-type: none"> + Institutional/government
DOWNTOWN MIXED USE	<ul style="list-style-type: none"> + Higher-density and transit-oriented development + Historic buildings adapted for a new use 	<ul style="list-style-type: none"> + High transparency + Active commercial uses 	<ul style="list-style-type: none"> + Pedestrian, bicycle, and transit access + Parking located within structure or at rear of buildings 	<ul style="list-style-type: none"> + Height: minimum 5+ stories 	<ul style="list-style-type: none"> + Multi-family + Retail/office/service + Institutional/government 	<ul style="list-style-type: none"> + n/a
INDUSTRIAL MIXED USE	<ul style="list-style-type: none"> + Low-scale, post-industrial buildings that have been adapted + Some light industrial may remain 	<ul style="list-style-type: none"> + High transparency + Active commercial uses 	<ul style="list-style-type: none"> + Pedestrian, bicycle, and transit access + Parking located at rear of buildings + Loading for trucks must be off street 	<ul style="list-style-type: none"> + Height: 2-8 stories 	<ul style="list-style-type: none"> + Multi-family + Retail/office/service 	<ul style="list-style-type: none"> + Institutional/government
INDUSTRIAL	<ul style="list-style-type: none"> + Designed with the specific needs of industrial users + Buffered from other uses 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + Pedestrian, bicycle, and transit access + Vehicle entrances located off alleys or secondary streets 	<ul style="list-style-type: none"> + Height: 1-3 stories 	<ul style="list-style-type: none"> + Industrial use 	<ul style="list-style-type: none"> + Retail/office/service
INSTITUTIONAL	<ul style="list-style-type: none"> + Buildings owned by an institution with a character that creates a campus-like environment 	<ul style="list-style-type: none"> + Active uses on street-oriented commercial frontage 	<ul style="list-style-type: none"> + Pedestrian, bicycle, and transit access + No ground floor parking 	<ul style="list-style-type: none"> + Height: Varies 	<ul style="list-style-type: none"> + Institutional and government 	<ul style="list-style-type: none"> + Multi-family + Retail/office/service
PUBLIC OPEN SPACE	<ul style="list-style-type: none"> + Passive and active recreation areas, natural habitat, cemeteries and plazas 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + Designed to allow access by all modes of transportation 	<ul style="list-style-type: none"> + n/a 	<ul style="list-style-type: none"> + Open space 	<ul style="list-style-type: none"> + Institutional and government

SUMMARY OF ZONING DISTRICTS / *DISTRITOS DE ZONIFICACIÓN*

RC
Residential Cottage



Clusters of **small detached houses** that could include **manufactured** and **tiny home parks**, & **cottage courts**

RD-A
Residential Detached - Low



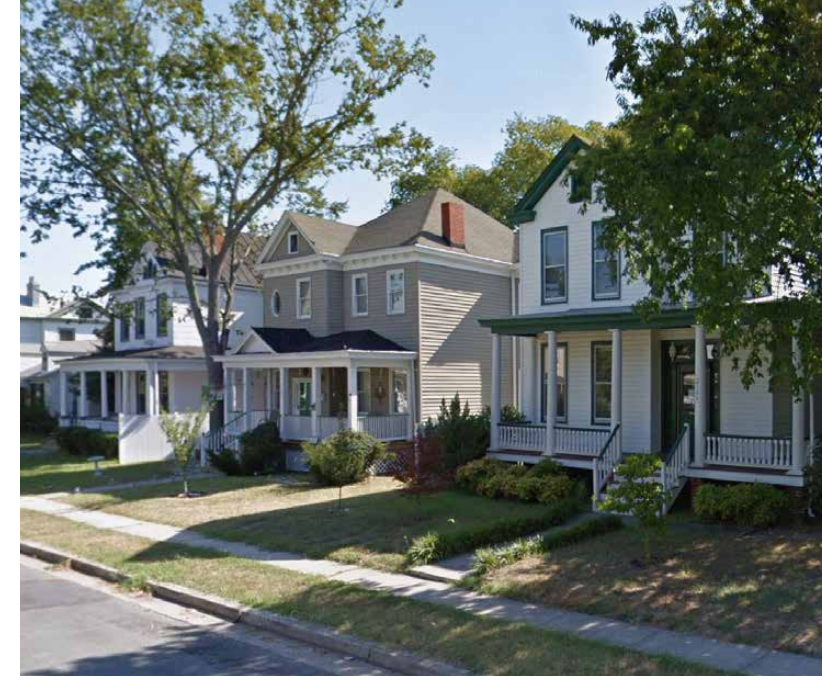
Allows up to **2 units on a lot** no less than **15,000 SF**, includes **single-family detached houses**, **duplexes**, & **ADUs**

RD-B
Residential Detached - Medium



Allows up to **2 units on a lot** no less than **5,000 SF**, includes **single-family detached houses**, **duplexes**, & **ADUs**

RD-C
Residential Detached - High



Allows up to **2 units on a lot** no less than **2,000 SF**, includes **single-family detached houses**, **duplexes**, & **ADUs**

RA-A
Residential Attached - Low



Allows up to **2 units in a building**, includes **single-family detached houses**, **duplexes**, & **rowhouses**

RA-B
Residential Attached - Medium



Allows up to **6 units in a building**, includes **single-family detached houses**, **duplexes**, **rowhouses**, & **multiplexes**

RA-C
Residential Attached - High



Allows up to **12 units in a building**, includes **single-family detached houses**, **duplexes**, **rowhouses**, **stacked townhouses**, **multiplexes**, & **small apartments**

RX-4
Residential Mixed Use - 4



Allows up to a **4-story residential building** - also allows ground floor commercial

RX-6
Residential Mixed Use - 6



Allows up to a **6-story residential building** - also allows ground floor commercial

MX-4
Mixed Use - 4



Allows up to a **4-story residential, commercial or mixed use building**

MX-6
Mixed Use - 6



Allows up to a **6-story residential, commercial or mixed use building**

MX-8
Mixed Use - 8



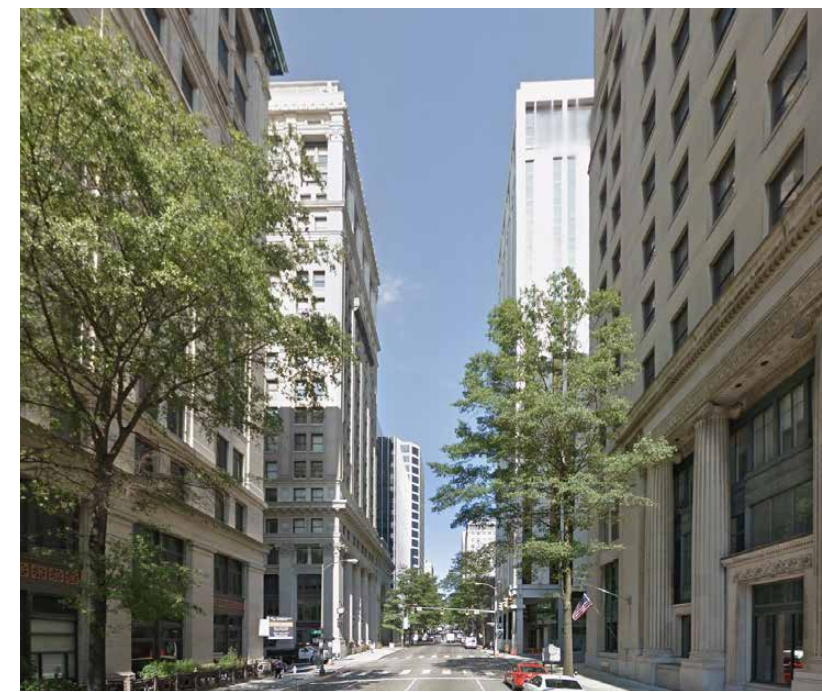
Allows up to an **8-story residential, commercial or mixed use building**

MX-13
Mixed Use - 13



Allows up to a **13-story residential, commercial or mixed use building**

MX-U
Mixed Use - Unlimited



Allows an **unlimited in height residential, commercial or mixed use building**

CG-4
Commercial General - 4



Allows up to a **4-story auto-oriented commercial building**

IX-6
Industrial Mixed Use - 6



Allows up to a **6-story residential, commercial, light industrial or mixed use building**

IX-8
Industrial Mixed Use - 8



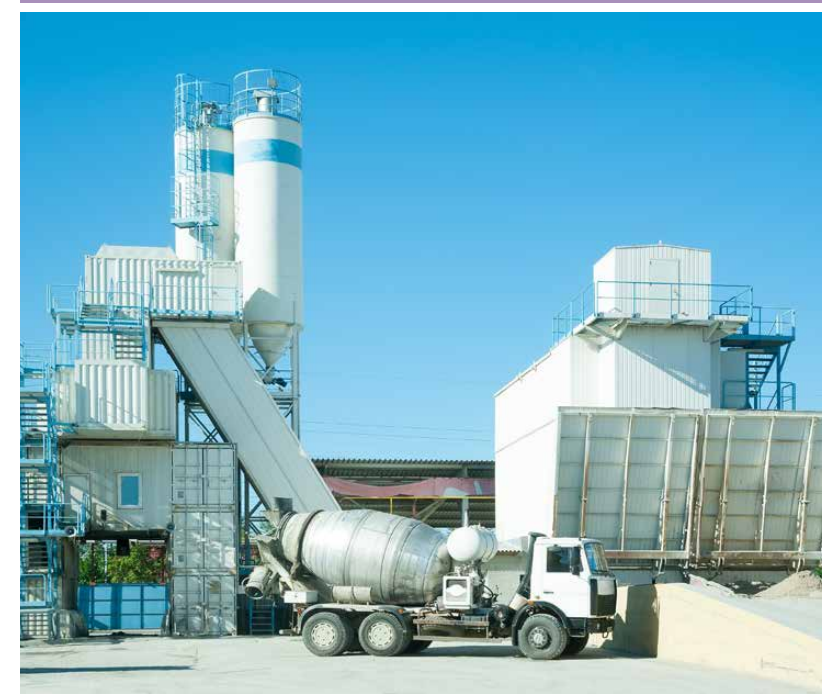
Allows up to an **8-story residential, commercial, light industrial or mixed use building**

IL
Industrial Light



Allows a range of **low-impact industrial activity** - the majority of activity is conducted **indoors** with limited **accessory outdoor storage**

IH
Industrial Heavy



Allows a range of larger footprint **high-impact industrial activity**

INS
Institutional



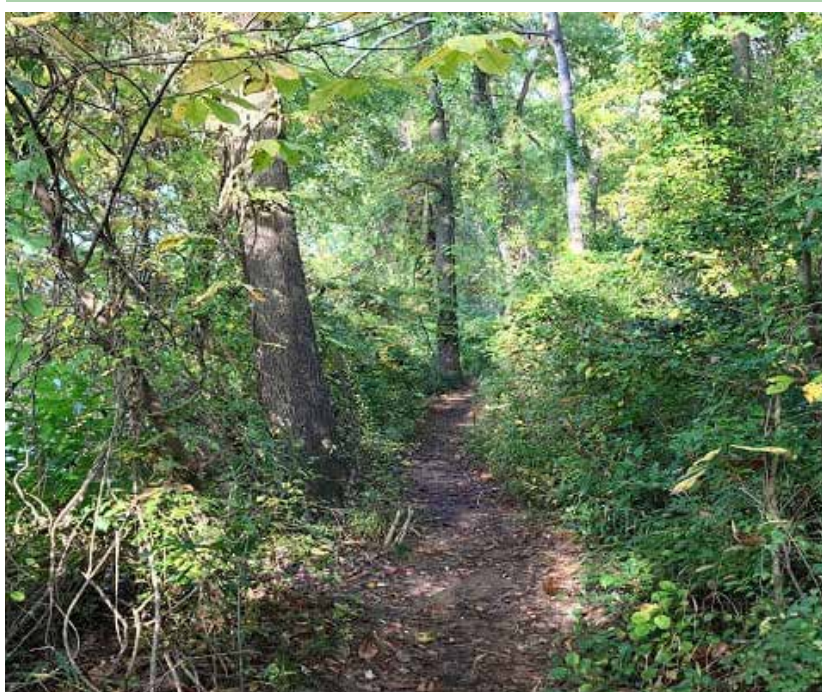
Allows for a range of larger **public, civic & institutional uses** that do not readily assimilate into other zoning districts such as **schools, places of worship, hospitals, museums, & libraries**

PRK
Park



Recreational open space that includes **parks, playgrounds, sports fields, dog parks, & trails**

CON
Conservation



Open space that is **protected and managed** to **preserve its natural state**

CEM
Cemetery



Open space used to **bury remains and memorialize the deceased** that could include **chapels and mausoleums**.

RESIDENTIAL DISTRICTS / *DISTRITOS RESIDENCIALES*

RC Residential Cottage *Residencial de Casas Cottage*

Richmond 300
Land Use: **RESIDENTIAL**

Clusters of **small detached houses** that could include **manufactured** and **tiny home** parks, & **cottage courts**

Grupos de pequeñas casas unifamiliares no adosadas que podrían incluir pequeñas casas, casas prefabricadas y casas estilo cabañas

Site area (min) 20,000 sf
Site width (min) 100 ft
Site setbacks (min) 10 ft
Units/building (max) 1 unit
Height (max) 1.5 stories / 18 ft
Floor area (max) 1,200 sf
Parking location Front, side, rear



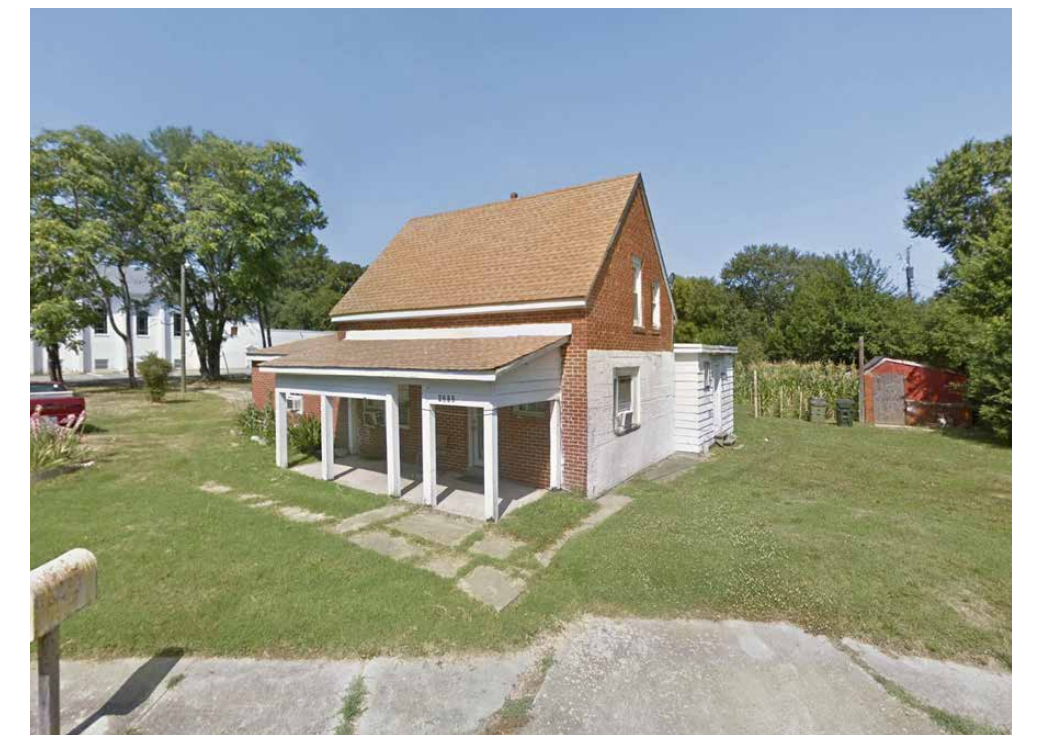
RD-A Residential Detached - Low *Residencial de Casas No Adosadas - Baja*

Richmond 300
Land Use: **RESIDENTIAL**

Allows up to **2 units on a lot** no less than **15,000 SF**, includes **single-family detached houses, duplexes, & ADUs**

Permite hasta 2 unidades en un lote de no menos de 15,000 pies cuadrados, incluye casas unifamiliares no adosadas, dúplex y vivienda anexa

Lot size (min) 15,000 sf
Lot width (min) 90 ft
Units/building (max) 2 + ADU
Height (max) 3 stories / 35 ft
Front setback (min) 20 ft
Parking location Front, side, rear



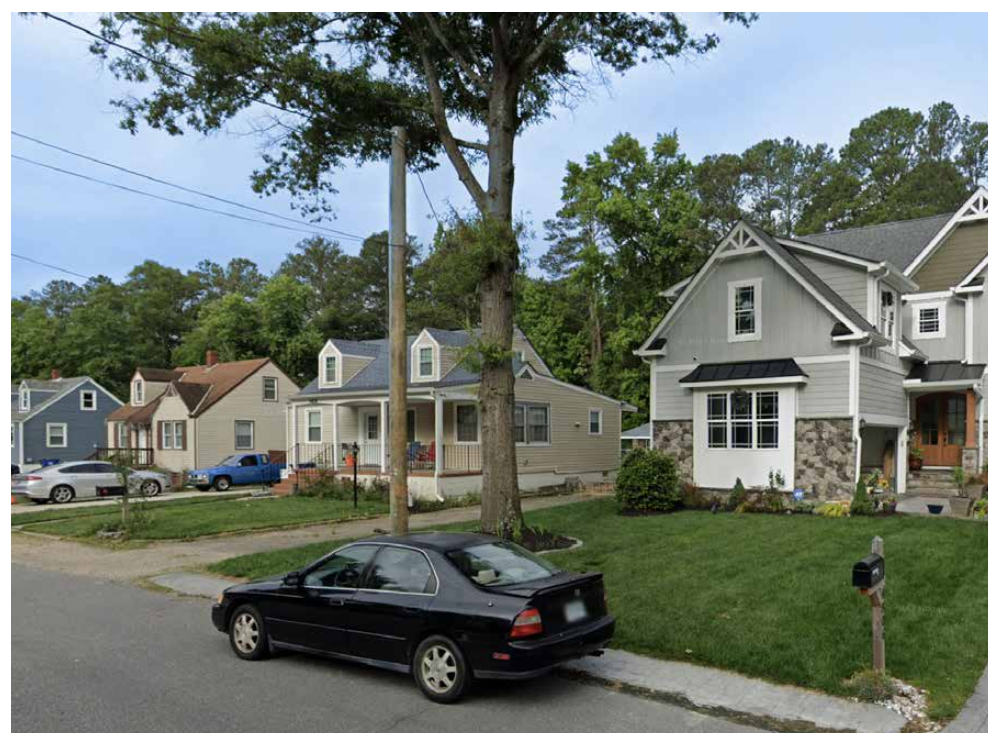
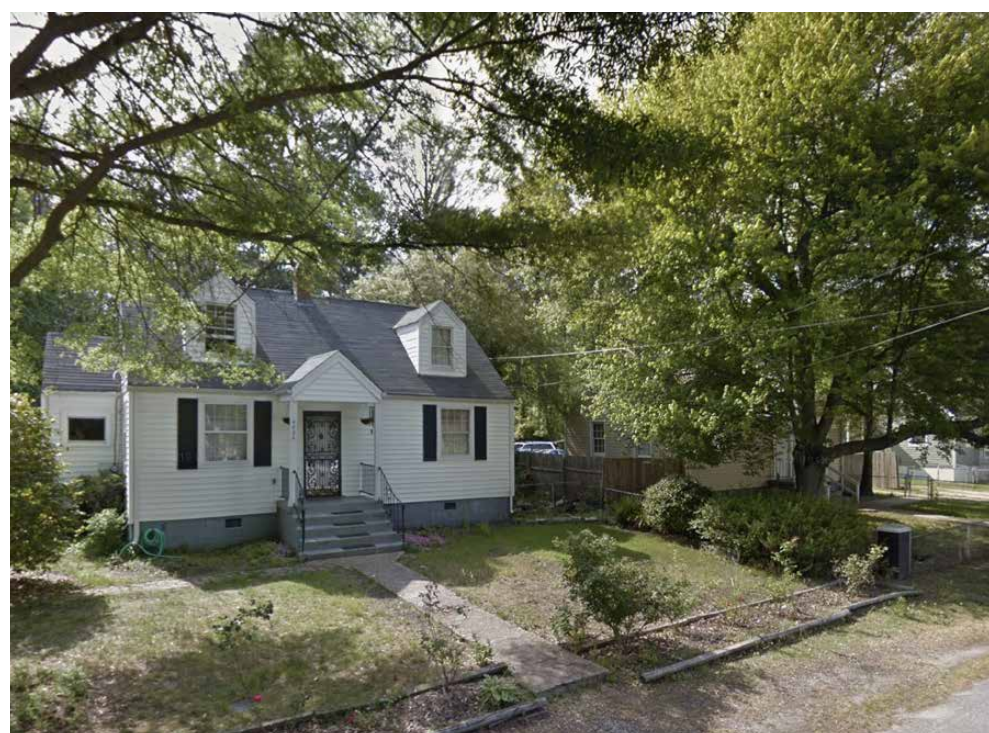
RD-B Residential Detached - Medium *Residencial de Casas No Adosadas - Media*

Richmond 300
Land Use: **RESIDENTIAL**

Allows up to **2 units on a lot** no less than **5,000 SF**, includes **single-family detached houses, duplexes, & ADUs**

Permite hasta 2 unidades en un lote de no menos de 5,000 pies cuadrados, incluye casas no adosadas unifamiliares, dúplex y vivienda anexa

Lot size (min) 5,000 sf
Lot width (min) 50 ft
Units/building (max) 2 + ADU
Height (max) 3 stories / 35 ft
Front setback (min) 15 ft
Parking location Front, side, rear



RD-C Residential Detached - High *Residencial de Casas No Adosadas - Alta*

Richmond 300
Land Use: **RESIDENTIAL**

Allows up to **2 units on a lot** no less than **2,000 SF**, includes **single-family detached houses, duplexes, & ADUs**

Permite hasta 2 unidades en un lote de no menos de 2,000 pies cuadrados, incluye casas no adosadas, dúplex y vivienda anexa

Lot size (min) 2,000 sf
Lot width (min) 20 ft
Units/building (max) 2 + ADU
Height (max) 3 stories / 35 ft
Front setback (min) 10 ft
Parking location Front, side, rear



PLEASE LEAVE COMMENTS HERE
POR FAVOR DEJE COMENTARIOS AQUÍ



WE'D LIKE YOUR FEEDBACK!

¡NOS GUSTARÍA CONOCER TUS COMENTARIOS!

1. To allow for gentle increases in density, do you support allowing duplexes in the Residential Detached Districts (RD-)? **yes, no**

Para permitir aumento aplacible de la densidad, ¿apoya permitir dúplex en los Distritos Residenciales de Casas No Adosadas (RD-)? Sí, no

YES // SÍ

NO

2. Are you comfortable with the breakdown of the Residential Attached Districts (RA-) - max 2 units, 6 units and 12 units in a building? Or should there be some other type of breakdown?

¿Está conforme con la distribución de los distritos residenciales de casas adosadas (RA-): máximo 2 unidades, 6 unidades y 12 unidades en un edificio? ¿O debería existir otro tipo de distribución?

PLEASE LEAVE COMMENTS HERE
POR FAVOR DEJE COMENTARIOS AQUÍ

3. How do you feel about allowing for 4 stories in the RA-C district? If not, should it be lower or higher?

¿Qué opinas sobre permitir que se construyan cuatro pisos en el distrito RA-C? Si no, ¿deberían tener mas altura o menos altura?

PLEASE LEAVE COMMENTS HERE
POR FAVOR DEJE COMENTARIOS AQUÍ

RESIDENTIAL DISTRICTS / DISTRITOS RESIDENCIALES

RA-A Residential Attached - Low *Residencial de Casas Adosadas - Baja*

Richmond 300
Land Uses:

RESIDENTIAL

NEIGHBORHOOD MIXED USE

Allows up to **2 units in a building**, includes **single-family detached houses, duplexes, & rowhouses**

Permite hasta 2 unidades en un edificio, incluye casas no adosadas, dúplex y casas estilo rowhouses (casas adjuntas)

Lot size (min)	0 sf
Lot width (min)	0 ft
Units/building (max)	2 + ADU
Height (max)	3 stories / 40 ft
Building width (max)	100 ft
Front setback (min/max)	10 ft / 20 ft
Parking location	Side, rear



RA-B Residential Attached - Medium *Residencial de Casas Adosadas - Media*

Richmond 300
Land Uses:

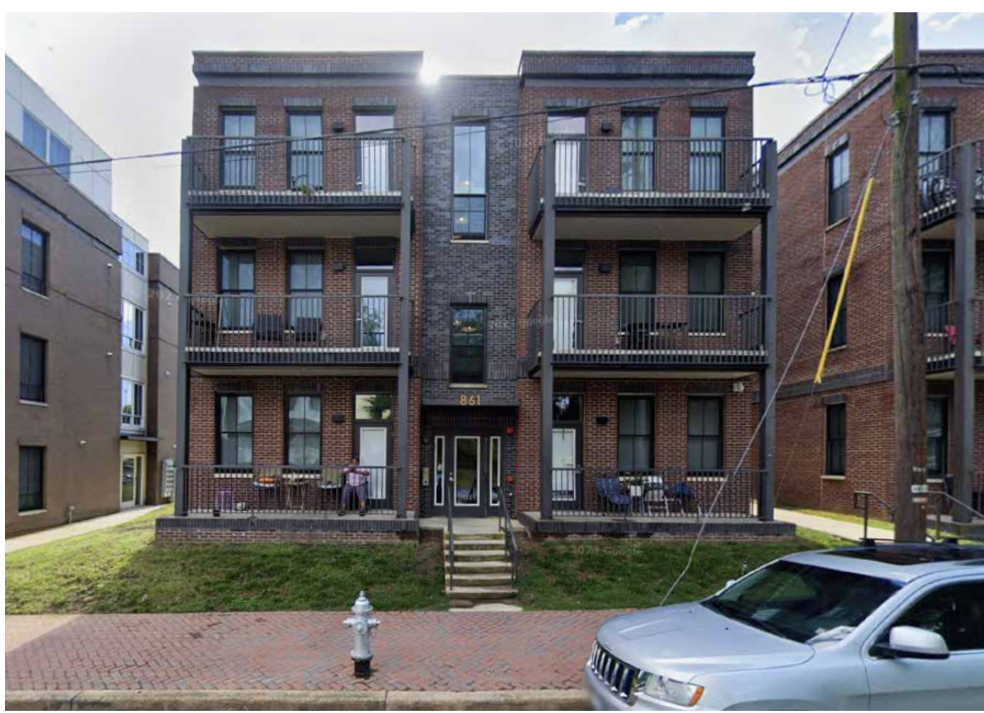
RESIDENTIAL

NEIGHBORHOOD MIXED USE

Allows up to **6 units in a building**, includes **single-family detached houses, duplexes, rowhouses, & multiplexes**

Permite hasta 6 unidades en un edificio, incluye casas no adosadas, dúplex, casas stilo rowhouses (casas adjuntas) y multiplex de viviendas.

Lot size (min)	0 sf
Lot width (min)	0 ft
Units/building (max)	6 units
Height (max)	3 stories / 40 ft
Building width (max)	100 ft
Front setback (min/max)	10 ft / 20 ft
Parking location	Side, rear



RA-C Residential Attached - High *Residencial de Casas Adosadas - Alta*

Richmond 300
Land Uses:

RESIDENTIAL

NEIGHBORHOOD MIXED USE

Allows up to **12 units in a building**, includes **single-family detached houses, duplexes, rowhouses, stacked townhouses, multiplexes, & small apartments**

Permite hasta 12 unidades en un edificio, incluye casas no adosadas, casas stilo rowhouses (casas adjuntas), multiplex de viviendas y apartamentos pequeños

Lot size (min)	0 sf
Lot width (min)	0 ft
Units/building (max)	12 units
Height (max)	4 stories / 55 ft
Building width (max)	125 ft
Front setback (min/max)	10 ft / 20 ft
Parking location	Rear



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MIXED USE DISTRICTS / *DISTRITOS DE USO MIXTO*

RX-4 Residential Mixed Use - 4 *Residencial de Uso Mixto- 4*

Richmond 300
Land Uses:

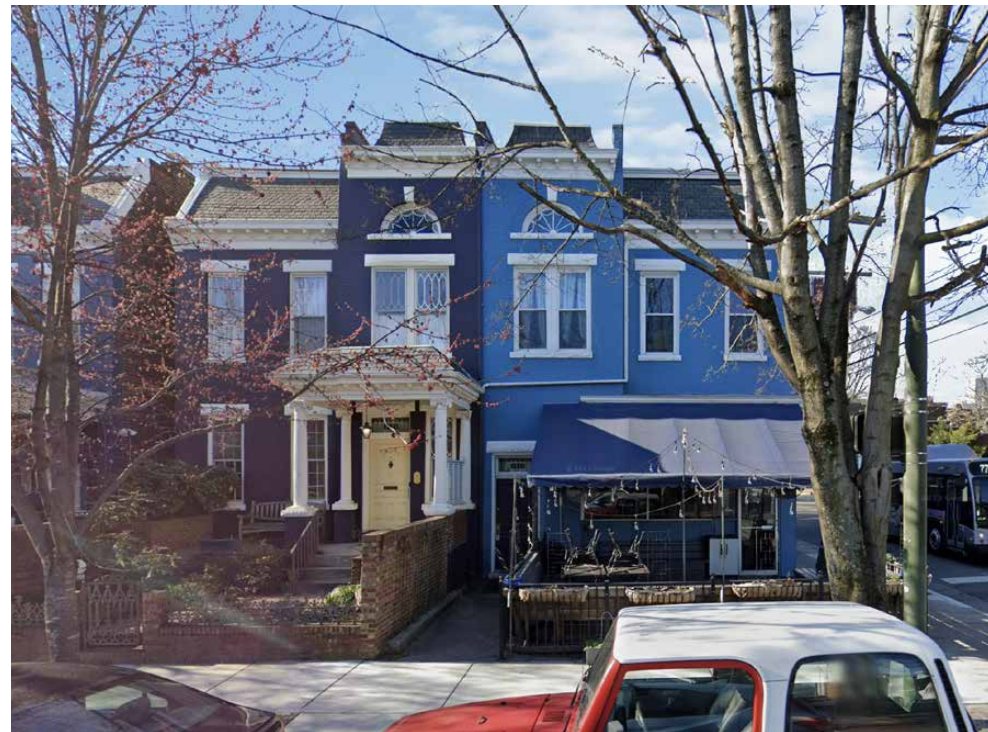
NEIGHBORHOOD MIXED USE

COMMUNITY MIXED USE

Allows up to a **4-story residential building** - also allows ground floor commercial

Permite un edificio residencial de hasta 4 pisos y también permite un área comercial en la planta baja

Lot size (min)	0 sf
Lot width (min)	0 ft
Height (max)	4 stories / 55 ft
Building width (max)	125 ft
Front setback (min/max)	5 ft / 15 ft
Build-to (min)	70%
Parking location	Rear, side



RX-6 Residential Mixed Use - 6 *Residencial de Uso Mixto- 6*

Richmond 300
Land Uses:

NEIGHBORHOOD MIXED USE

COMMUNITY MIXED USE

Allows up to a **6-story residential building** - also allows ground floor commercial

Permite un edificio residencial de hasta 6 pisos y también permite un área comercial en la planta baja

Lot size (min)	0 sf
Lot width (min)	0 ft
Height (max)	6 stories / 75 ft
Building width (max)	150 ft
Front setback (min/max)	5 ft / 15 ft
Build-to (min)	70%
Parking location	Rear, structure



MX-4 Mixed Use - 4 *Uso Mixto - 4*

Richmond 300
Land Uses:

COMMUNITY MIXED USE

CORRIDOR MIXED USE

Allows up to a **4-story residential, commercial or mixed use building**

Permite un edificio de hasta 4 pisos de uso residencial, comercial y de uso mixto

Lot size (min)	0 sf
Lot width (min)	0 ft
Height (max)	4 stories / 60'
Building width (max)	125 ft
Front setback (min/max)	0 ft / 15 ft
Build-to (min)	75%
Parking location	Rear, side



MX-6 Mixed Use - 6 *Uso Mixto - 6*

Richmond 300
Land Uses:

COMMUNITY MIXED USE

CORRIDOR MIXED USE

DESTINATION MIXED USE

DOWNTOWN MIXED USE

Allows up to a **6-story residential, commercial or mixed use building**

Permite un edificio de hasta 6 pisos de uso residencial, comercial y de uso mixto

Lot size (min)	0 sf
Lot width (min)	0 ft
Height (max)	6 stories / 90 ft
Building width (max)	200 ft
Front setback (min/max)	0 ft / 15 ft
Build-to (min)	80%
Parking location	Rear, structure



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4. Commercial uses are currently proposed to be allowed throughout the entire ground floor of buildings in Residential Mixed Use Districts (RX-). Are you okay with this? Should the amount of commercial space on the ground floor be limited in size or should the market decide?

Hemos propuesto permitir que toda la planta baja del distrito Residencial de Uso Mixto RX se use para fines comerciales. ¿Está de acuerdo?. Si es así, ¿se debería limitar el tamaño del espacio comercial en la planta baja o debería el mercado decidir cuál sería un tamaño ideal?

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5. How do you feel about the breakdown of maximum heights by stories for the Mixed Use Districts (MX-) - 4, 6, 8, 13 and unlimited ? Does the breakdown make sense or should there be a different type of breakdown?

¿Qué opinas sobre la distribución de alturas máximas por pisos para los distritos MX: 4, 6, 8, 13 e ilimitado? ¿Tiene sentido o debería haber un tipo de distribución diferente?

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6. How do you feel about having a more auto-oriented district – CG-4 – in certain areas of the city? Does they make sense or should all of the commercial districts be fully pedestrian-oriented?

¿Qué opinas sobre tener un distrito más orientado al automóvil – CG-4 – en ciertas áreas de la ciudad? ¿Tiene sentido o todos los distritos comerciales deberían tener prioridad al acceso del peatón?

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MIXED USE & COMMERCIAL DISTRICTS

DISTRITOS DE USO MIXTO Y COMERCIAL

MX-8 Mixed Use - 8

Uso Mixto - 8

Richmond 300
Land Uses:

CORRIDOR MIXED USE

DESTINATION MIXED USE

DOWNTOWN MIXED USE

Allows up to an **8-story residential, commercial or mixed use building**

Permite un edificio de hasta 8 pisos de uso residencial, comercial o de uso mixto.

Lot size (min)	0 sf
Lot width (min)	0 ft
Height (max)	8 stories / 120 ft
Building width (max)	225 ft
Front setback (min/max)	0 ft / 20 ft
Build-to (min)	80%
Parking location	Rear, structure



MX-13 Mixed Use - 13

Uso Mixto - 13

Richmond 300
Land Uses:

CORRIDOR MIXED USE

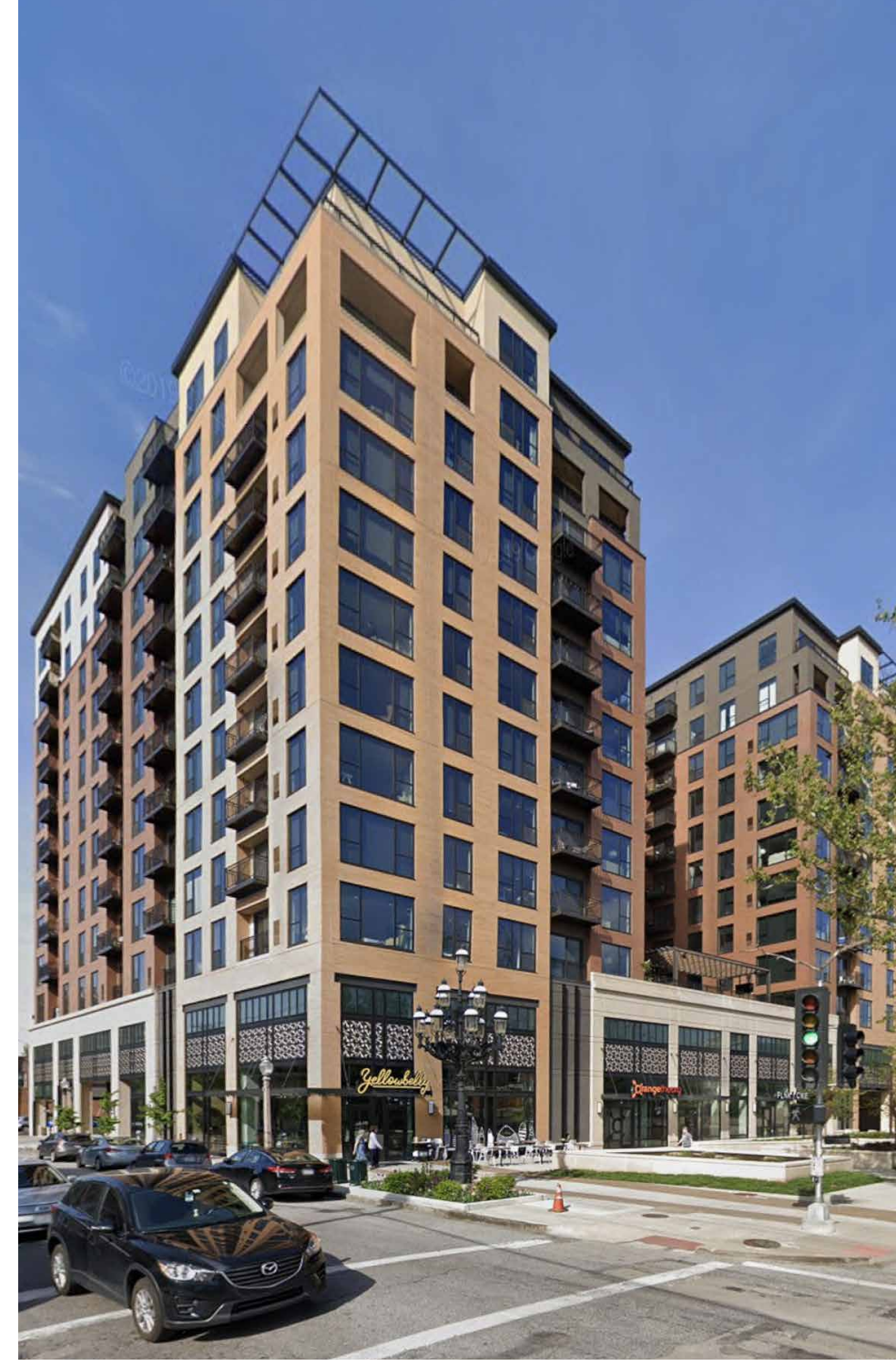
DESTINATION MIXED USE

DOWNTOWN MIXED USE

Allows up to a **13-story residential, commercial or mixed use building**

Permite un edificio de hasta 13 pisos de uso residencial, comercial o de uso mixto.

Lot size (min)	0 sf
Lot width (min)	0 ft
Height (max)	13 stories / 195 ft
Building width (max)	250 ft
Front setback (min/max)	0 ft / 20 ft
Build-to (min)	85%
Parking location	Rear, structure



MX-U Mixed Use - Unlimited

Uso Mixto - Ilimitado

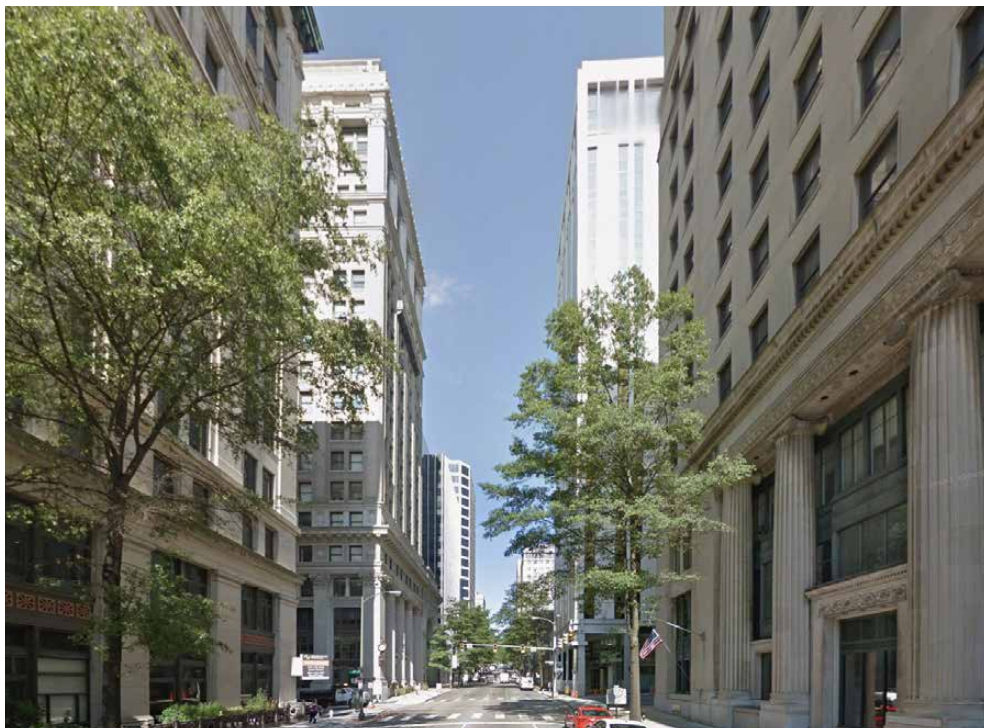
Richmond 300
Land Use:

DOWNTOWN MIXED USE

Allows an **unlimited in height residential, commercial or mixed use building**

Permite un edificio de altura ilimitada de uso residencial, comercial o de uso mixto

Lot size (min)	0 sf
Lot width (min)	0 ft
Height (max)	Unlimited
Building width (max)	Unlimited
Front setback (min/max)	0 ft / 20 ft
Build-to (min)	90%
Parking location	Rear, structure



CG-4 Commercial General - 4

Comercio General - 4

Richmond 300
Land Uses:

COMMUNITY MIXED USE

CORRIDOR MIXED USE

Allows up to a **4-story auto-oriented commercial building**

Permite un edificio comercial de hasta 4 pisos orientado a automóviles

Lot size (min)	0 sf
Lot width (min)	0 ft
Height (max)	4 stories / 60'
Building width (max)	250 ft
Front setback (min/max)	15 ft / 30 ft
Build-to (min)	40%
Parking location	Rear, side



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INDUSTRIAL MIXED USE & INDUSTRIAL DISTRICTS

DISTRITOS DE USO INDUSTRIAL MIXTO E INDUSTRIAL

IX-6 Industrial Mixed Use - 6

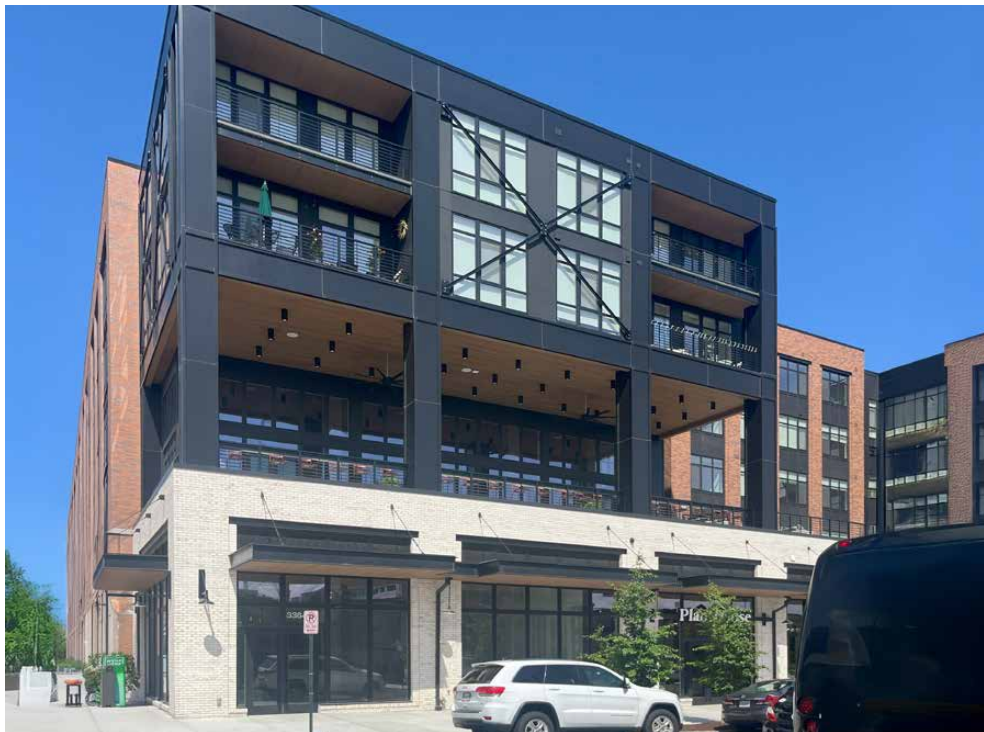
Uso Industrial Mixto - 6

Richmond 300
Land Use: **INDUSTRIAL MIXED USE**

Allows up to a **6-story residential, commercial, light industrial or mixed use building**

Permite un edificio de 6 pisos residencial, comercial, industrial de bajo impacto (industrial ligero) o de uso mixto

Lot size (min) 0 sf
Lot width (min) 0 ft
Height (max) 6 stories / 90 ft
Building width (max) 200 ft
Front setback (min/max) 5 ft / 15 ft
Build-to (min) 80%
Parking location Rear, structure



IX-8 Industrial Mixed Use - 8

Industrial Mixed Use - 8

Richmond 300
Land Use: **INDUSTRIAL MIXED USE**

Allows up to an **8-story residential, commercial, light industrial or mixed use building**

Permite un edificio de 8 pisos de uso residencial, comercial, industrial de bajo impacto (industrial ligero) o de uso mixto

Lot size (min) 0 sf
Lot width (min) 0 ft
Height (max) 8 stories / 120'
Building width (max) 250 ft
Front setback (min/max) 5 ft / 15 ft
Build-to (min) 80%
Parking location Rear, structure



IL Industrial Light

Industrial Liviano

Richmond 300
Land Use: **INDUSTRIAL**

Allows a range of **low-impact industrial activity** - the majority of activity is conducted **indoors** with limited **accessory outdoor storage**

Permite una variedad de actividades industriales de bajo impacto: las actividad se realiza en interiores con almacenamiento limitado de accesorios al aire libre.

Lot size (min) 0 sf
Lot width (min) 0 ft
Height (max) 60 ft
Front setback min 0 ft
Parking location Front, rear, side



IH Industrial Heavy

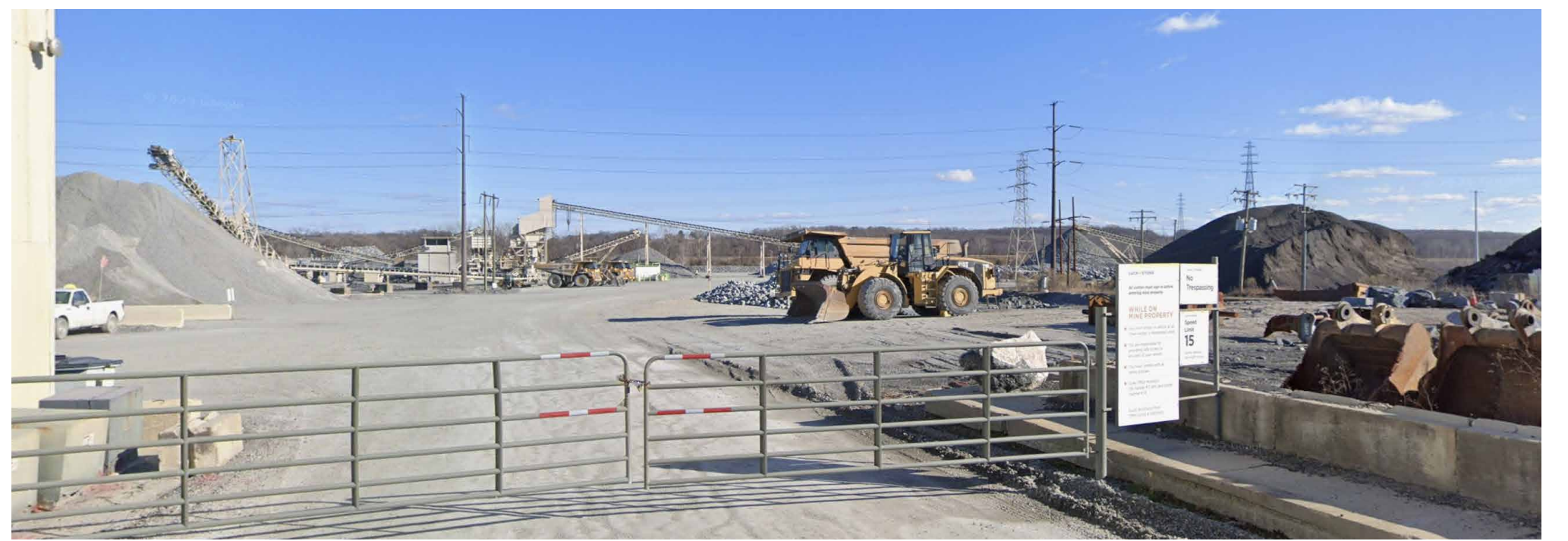
Industrial Pesado

Richmond 300
Land Use: **INDUSTRIAL**

Allows a range of larger footprint **high-impact industrial activity**

Permite una gama de actividades industriales de alto impacto.

Lot size (min) 0 sf
Lot width (min) 0 ft
Height (max) 60 ft
Front setback min 0 ft
Parking location Front, rear, side



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7. **Do you have any concerns about the compatibility of light industrial (brewery, small distribution centers, light manufacturing) with residential or office in the Industrial Mixed Use Districts (IX-)? If so, what are your biggest concerns?**

¿Tiene alguna inquietud que la industria liviana (cervecería, pequeños centros de distribución, manufactura liviana) este ubicado en el mismo lugar que otros usos (residencial o de oficinas) en el Distrito Industrial de Uso Mixto (I-X)? Si es así, ¿cuáles son sus mayores preocupaciones?

PLEASE LEAVE COMMENTS HERE
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8. **What are your top priorities when it comes to establishing a better public realm (sidewalks, bike lanes, street trees, parks) in Industrial Mixed Use areas?**

¿Cuáles son sus principales prioridades cuando se trata de establecer un mejor espacio público (aceras, carriles para bicicletas, árboles en las calles, parques) en las áreas del Distrito Industrial de Uso Mixto?

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INSTITUTIONAL & OPEN SPACE DISTRICTS

DISTRITO INSTITUCIONAL Y ESPACIO ABIERTO

INS Institutional

Institucional

Richmond 300
Land Use: **INSTITUTIONAL**

Allows for a range of larger **public, civic & institutional** uses that do not readily assimilate into other zoning districts such as **schools, places of worship, hospitals, museums, & libraries**

Permite una variedad de usos públicos, cívicos e institucionales: como escuelas, lugares de culto, hospitales, museos y bibliotecas.

Lot size (min) 1 acre
Lot width (min) 100 ft
Height (max) Adjacent district
Front setback (min) 10 ft
Parking location Front, rear, side



PRK Park

Parque

Richmond 300
Land Use: **PUBLIC OPEN SPACE**

Recreational open space that includes **parks, playgrounds, sports fields, dog parks, & trails**

Espacio abierto recreativo que incluye parques, áreas de juego, campos deportivos, parques para perros y senderos

Lot size (min) 1 acre
Lot width (min) 100 ft
Height (max) 35 ft
Front setback (min) 10 ft
Parking location Front, rear, side



CON Conservation

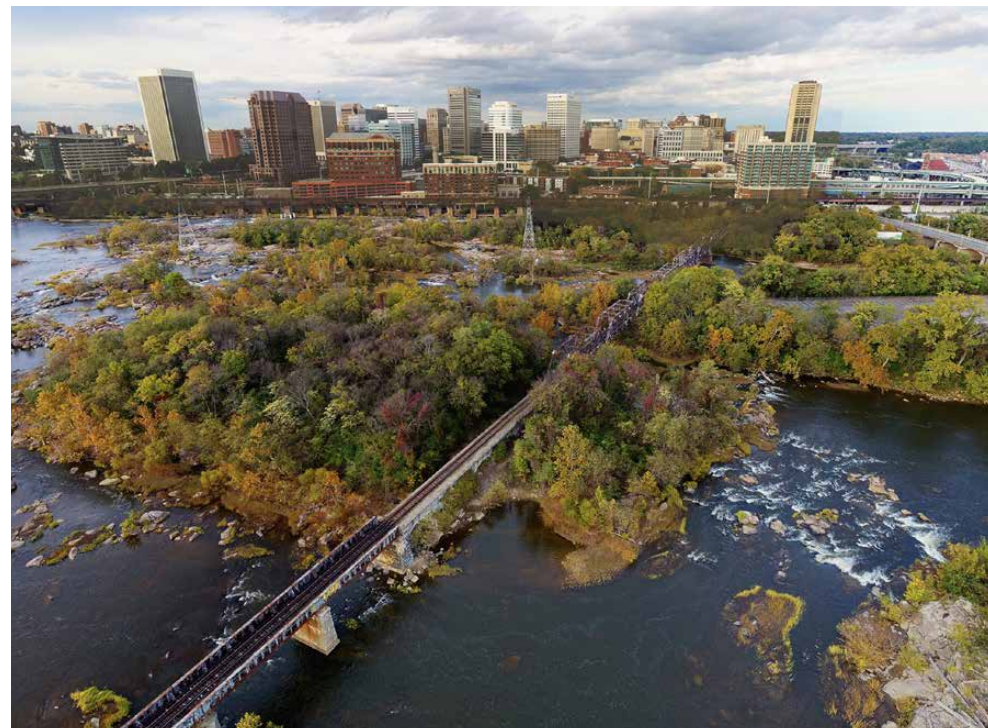
Conservación

Richmond 300
Land Use: **PUBLIC OPEN SPACE**

Open space that is **protected and managed to preserve its natural states**

Espacio abierto protegido y gestionado para preservar su estado natural.

Lot size (min) 1 acre
Lot width (min) 100 ft
Height (max) 35 ft
Front setback (min) 10 ft
Parking location Front, rear, side



CEM Cemetery

Cementerio

Richmond 300
Land Use: **PUBLIC OPEN SPACE**

Open space used to **bury remains and memorialize the deceased** that could include chapels and mausoleums.

Espacio abierto utilizado para enterrar restos y conmemorar a los difuntos que podría incluir capillas y mausoleos.

Lot size (min) 1 acre
Lot width (min) 100 ft
Height (max) 35 ft
Front setback (min) 10 ft
Parking location Front, rear, side



PLEASE LEAVE COMMENTS HERE
POR FAVOR DEJE COMENTARIOS AQUÍ

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9. Today, the Institutional District (INS) is only applied to large campuses. Other smaller institutional uses - like small churches and schools - have the same zoning as the surrounding area. Should Richmond continue this practice or be more transparent and zone these uses as institutional?

En la actualidad, el distrito Institucional solo se aplica a los grandes campus. Otros usos institucionales más pequeños como: iglesias y escuelas pequeñas, tienen la misma zonificación que lo que está en su alrededor. ¿Debería Richmond continuar con esta práctica o zonificar estos usos como institucionales?

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10. There is currently no exclusively open space zoning district. Do you have any concerns about the proposed Open Space Districts (PRK, CON, CEM)? Are three enough, or does there need to be more or less? Does there need to be a zoning district just for cemeteries?

Actualmente no existe un distrito de zonificación exclusivo para espacios abiertos. ¿Tiene alguna inquietud sobre los distritos de espacios abiertos propuestos? ¿Son suficientes tres o es necesario que haya más, o menos? ¿Debería haber un distrito de zonificación solo para cementerios?

PLEASE LEAVE COMMENTS HERE
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11. Are there any other zoning districts missing from those being proposed?
¿Estan faltando otros distritos de zonificación a los que estan propuestos?

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12. Are there any proposed districts that could be consolidated?
¿Existe la posibilidad de consolidar algunos de los distritos?

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13. If you have any other thoughts, please note them below.
Si tiene alguna otra idea u opinión, escríbela a continuación

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