

# RICHMOND 300 ZONING CODE REFRESH

Draft Districts and Mapping Tests  
March 2025 ZAC Meeting





# TODAY'S PRESENTATION

- 1** February Open House Takeaways
- 2** Draft Districts
- 3** Workshop Discussion Questions

# FEBRUARY OPEN HOUSE TAKEAWAYS

# OPEN HOUSE SUMMARY

- + February 26, 4-7pm: **Huguenot Community Center**
- + February 27, 9am-noon: **City Hall**
- + February 27, 4-7pm: **Main Library**
  
- + Approximately **113 attendees** and **292 comments** received!





# HIGH-LEVEL FEEDBACK

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- + Most popular comment: **lower minimum lot sizes**
- + **Historic rowhouses** (attached or semi-detached) considered **most characteristic** of Richmond
- + Call for more **mixed-use and transit-oriented development**
- + Concerns about **infrastructural capacity** that comes along with future development (with support for said development)
- + Concerns about the **affordability of new housing** and perception that the City **doesn't care about existing residents**
- + Attendees largely **supported allowing duplexes** by right in the Residential Detached Districts (RD-)



# DRAFT DISTRICTS



# MODULE 1 ROLLOUT: MARCH-MAY TIMELINE

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**MARCH 12 ZAC**

DRAFT  
**DISTRICTS AND  
FORM STANDARDS**

*Districts, form standards and rules of interpretation. Some mapping for the purposes of discussion.*

**APRIL 9 ZAC**

DRAFT  
**USES**

*Full use tables and definitions. Some additional mapping for the purposes of discussion.*

**MAY 14 ZAC**

DRAFT  
**MAPPING**

*Full mapping, including for areas not yet shown.*



# CHANGES TO DISTRICTS SINCE OPEN HOUSES

RESIDENTIAL						RESIDENTIAL MIXED USE	MIXED USE					COM.	INDUSTRIAL MIXED USE	INDUSTRIAL	INST.	OPEN SPACE					
RC	RD-A	RD-B	RD-C	RA-A	RA-B	RA-C	RX-4	RX-6	MX-4	MX-6	MX-8	MX-13	MX-U	CG-4	IX-6	IX-8	IL	IH	INS	PRK	CEM

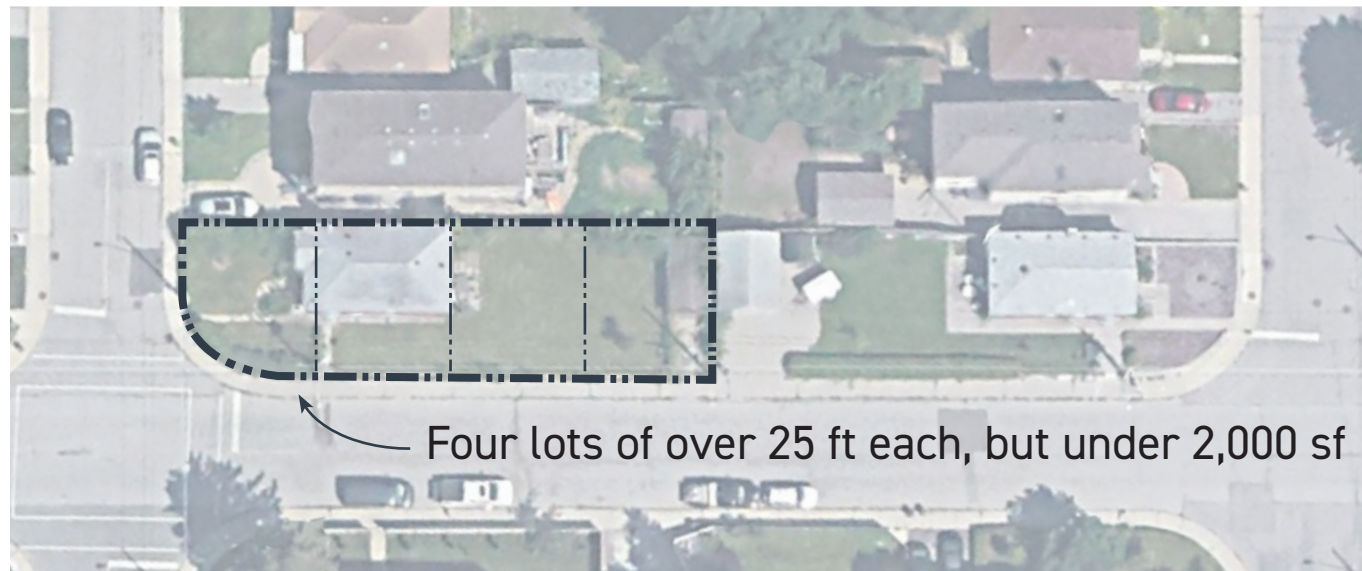
- + Merger of **Parks** and **Conservation** districts
- + Addition of **several new metrics** not included in the preliminary districts
- + **Other changes** under consideration, based on detailed feedback from Open Houses and **standards will continue to evolve** over the coming months

# GENERAL QUESTIONS

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- + Based on Open House feedback, RD districts are still being shown as allowing up to two units, plus an ADU. Still to be clarified is whether or not this would **limit two units to one structure (i.e. a duplex)**, or allow two **separate houses on the same lot**. What do you think?
- + To simplify matters, minimum lot area could be removed from RD districts, and only **minimum lot width** used. This places more emphasis on the **appearance of a lot from the street**. However, one substantial impact the change might have is on corner lots, which could then be subdivided to **front on the flanking street**. How do you feel about this?

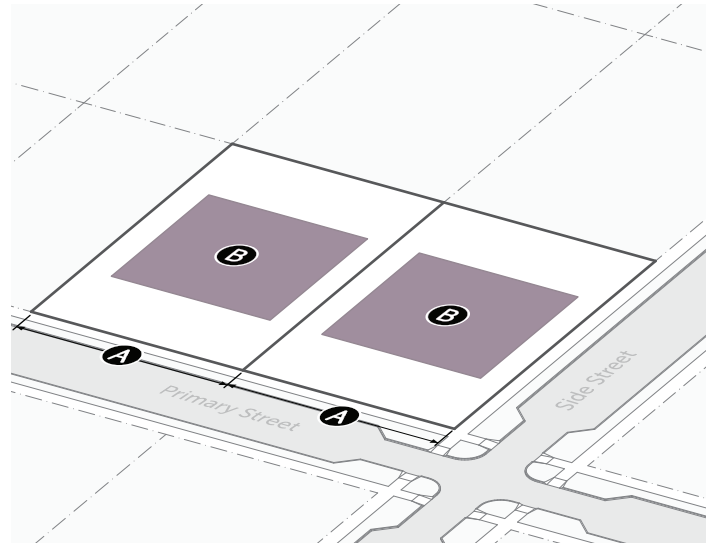
*Example of impact on RD-C:*





# HOW TO READ THE DRAFT DISTRICTS

## EXAMPLE: RD-A LOT STANDARDS

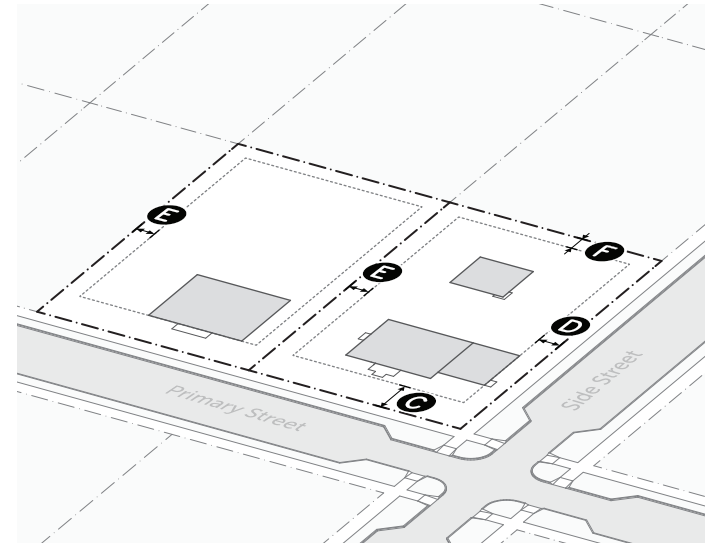


1. Lot Size	
<b>A</b> Lot width (min)	90'
2. Dwelling Units	
Dwelling units per lot (max)	2 plus ADU
3. Coverage	
<b>B</b> Building coverage (max)	40%
Amenity space (min)	n/a

Lot width

Maximum units per lot

Building coverage and amenity space



4. Building Setbacks	
<b>C</b> Primary street (min)	20' or existing range
<b>D</b> Side street (min)	10'
<b>E</b> Side (min)	9'
<b>F</b> Rear (min)	9'
Alley	3' or 20' min
5. Build-to	
Primary street (min)	n/a
Side street (min)	n/a
6. Parking Location	
Parking between building & street	Allowed

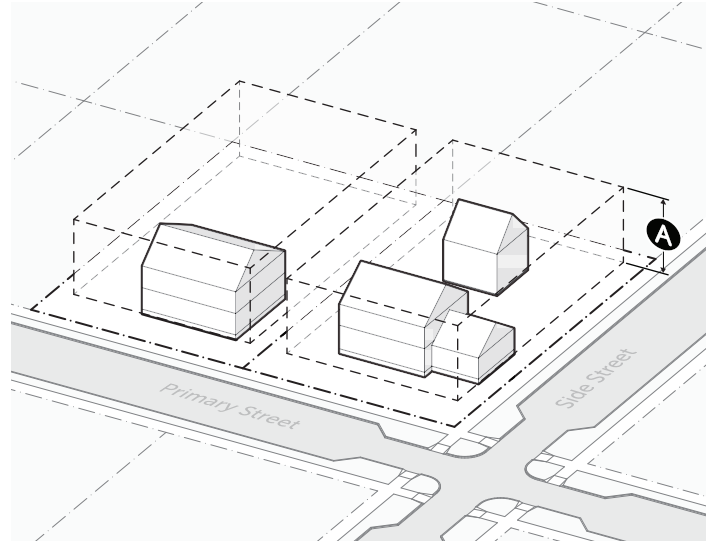
Space between buildings and property lines

Percentage of lot frontage building must occupy

Where parking is located

# HOW TO READ THE DRAFT DISTRICTS

## EXAMPLE: RD-A BUILDING STANDARDS



1. Massing	
<b>A</b> Building height (max)	3 stories/35'
Building width (max)	n/a
2. Active Depth	
Primary street (min)	n/a
Side street (min)	n/a
3. Ground Story	
Ground story height (min)	n/a
Finished floor elevation (min/max)	n/a



	Primary St.	Side St.
4. Windows		
Ground story (min)	n/a	n/a
Upper story (min)	n/a	n/a
Blank wall width (max)	n/a	n/a
5. Doors		
Street-facing entry spacing (max)	n/a	n/a

Height and width

Minimum active depth of building frontages

Ground story height and elevation

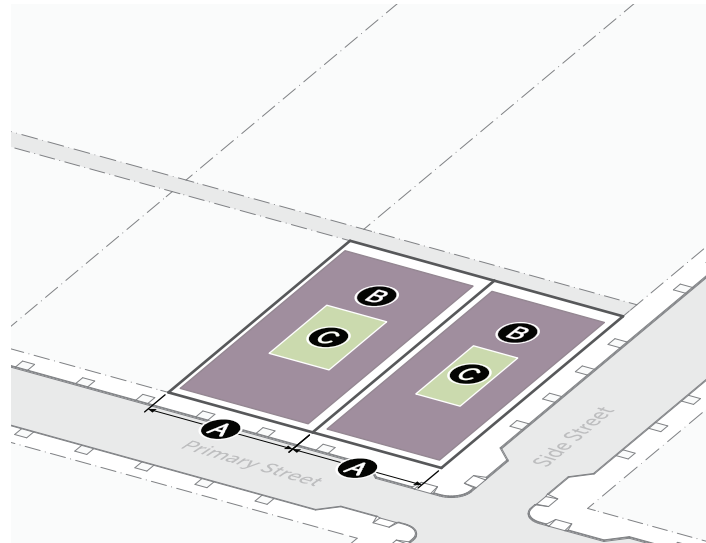
Transparency and limits on blank walls

Distance between entrances

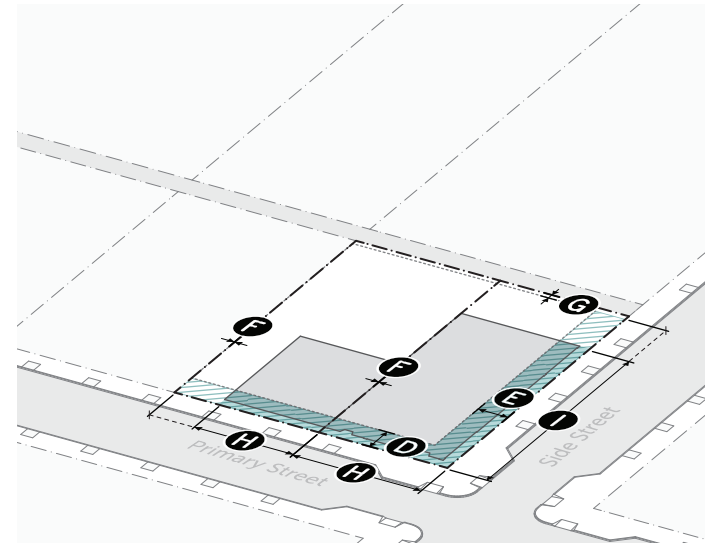


# HOW TO READ THE DRAFT DISTRICTS

## EXAMPLE: MX-4 LOT STANDARDS



1. Lot Size	
A Lot width (min)	0'
2. Dwelling Units	
Dwelling units per building (max)	n/a
3. Coverage	
B Building coverage (max)	80%
C Amenity space (min)	15%



4. Building Setbacks	
D Primary street (min/max)	0'/15'
E Side street (min/max)	0'/15'
F Side (min)	0'
Rear (min)	0'
G Alley (min)	3'
5. Build-to	
H Primary street (min)	80%
I Side street (min)	40%
6. Parking Location	
Parking between building & street	Not allowed

Lot size/width

Maximum units per building

Building coverage amenity space

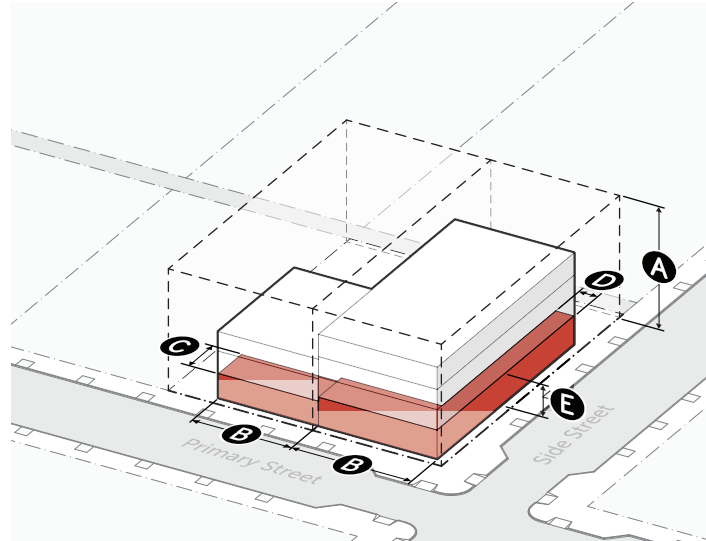
Space between buildings and property lines

Percentage of lot frontage building must occupy

Where parking is located

# HOW TO READ THE DRAFT DISTRICTS

## EXAMPLE: MX-4 BUILDING STANDARDS

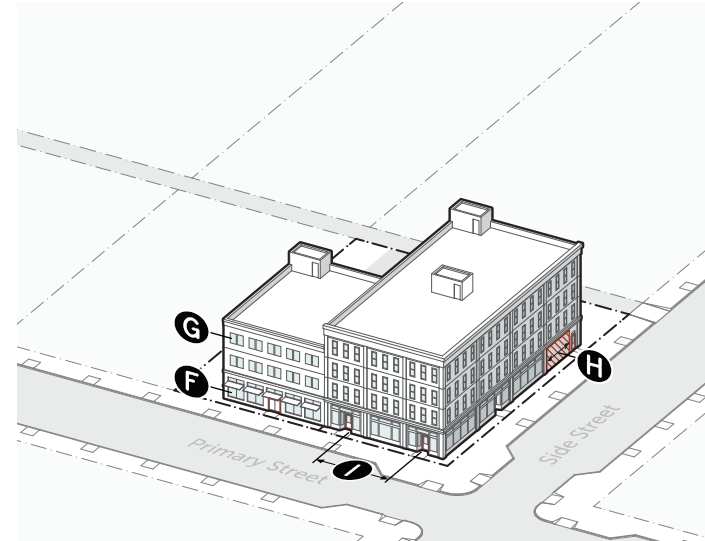


1. Massing	
A Building height (max)	4 stories/60'
B Building width (max)	175'
2. Active Depth	
C Primary street (min)	20'
D Side street (min)	9'
3. Ground Story	
E Ground story height (min)	
Residential	10'
Nonresidential	12'
Finished floor elevation (min/max)	-2'/4'

Height and width

Minimum active depth of building frontages

Ground story height and elevation



	Primary St.	Side St.
4. Windows		
F Ground story (min)		
Residential	30%	30%
Nonresidential	50%	30%
G Upper story (min)	15%	15%
H Blank wall width (max)	15'	25'
5. Doors		
I Street-facing entry spacing (max)	40'	60'

Transparency and limits on blank walls

Distance between entrances



# RULES OF INTERPRETATION

## EXAMPLES: PARKING LOCATION, ACTIVE DEPTH AND GROUND STORY HEIGHT

### 2.6.7. Parking Location

#### A. Between the Building and Street

##### 1. Intent

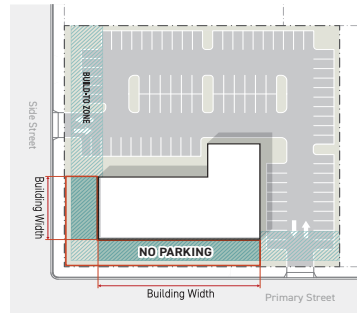
To minimize the impact of auto-dominated areas on the public realm and to promote a comfortable, safe, engaging and attractive streetscape with active uses and landscaping along the public realm.

##### 2. Applicability

The parking location limitations apply to all zoning lots.

##### 3. Standards

- No parking or area designed for use by a motor vehicle use can be located between the portion of a building used to meet the build-to requirement and the street, when specified by the zoning district.



- All parking lots and other areas designed for use by a motor vehicles that abut the primary or side street lot line must be screened in accordance with **XX. Frontage Screens**.
- See **XX. Parking** for additional parking and parking area requirements.

##### 4. Measurement

For determination of build-to see **2.6.6. Build-to**.

### 2.6.9. Active Depth

The horizontal depth of a building that must contain active spaces.

#### A. Intent

To help minimize the impact of inactive spaces on the public realm and to promote a comfortable, safe, engaging, and attractive build environment.

#### B. Applicability

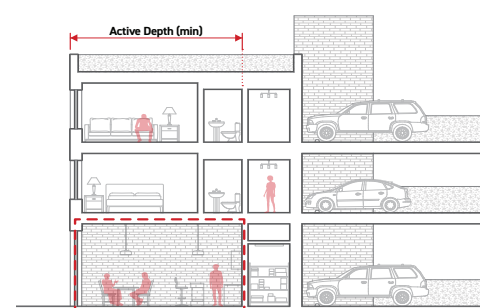
- Active depth standards apply to the portions of a building used to meet the minimum build-to width requirement. See **2.6.6. Build-to**.
- Active depth applies to the ground story only.

#### C. Standards

- Applicable portions of a building must provide the minimum active depth required by the zoning district.
- No more than 20% of the floor area of the required active depth may be used for inactive spaces such as storage, hallways, stairwells, and equipment rooms.
- Parking spaces and motor vehicle use areas are not allowed in any portion of the required active depth.

#### D. Measurement

Active depth is measured from the front building facade inward to the interior of the building.



### 2.6.10. Ground Story

#### A. Ground Story Height

The floor-to-floor height of the story of a building.

##### 1. Intent

To promote high-quality ground-story spaces that are adaptable and appropriate to their intended use and surrounding context.

##### 2. Applicability

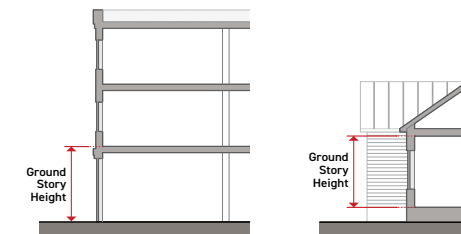
- The ground story height standards apply to all buildings that contain habitable space on the ground story.
- Where a zoning district regulates ground story height differently for residential and nonresidential uses, residential standards apply to all residential uses, and nonresidential standards apply to nonresidential uses.

##### 3. Standards

Ground story height can be no lower than the minimum ground story height required by the zoning district.

##### 4. Measurement

- Ground story height is measured from the top of the finished floor of the ground story to the top of the finished floor of the story above.
- Where there is no story above, ground story height is measured from the top of the finished floor to the bottom of the roof structure above.



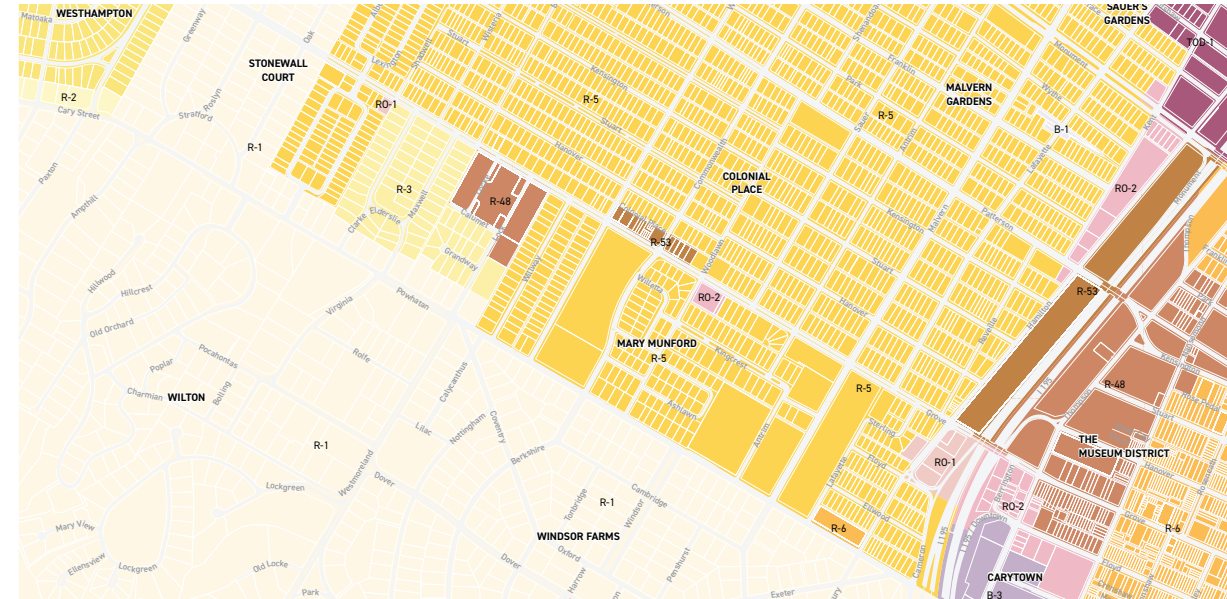


# HOW TO READ THE DRAFT MAPPING

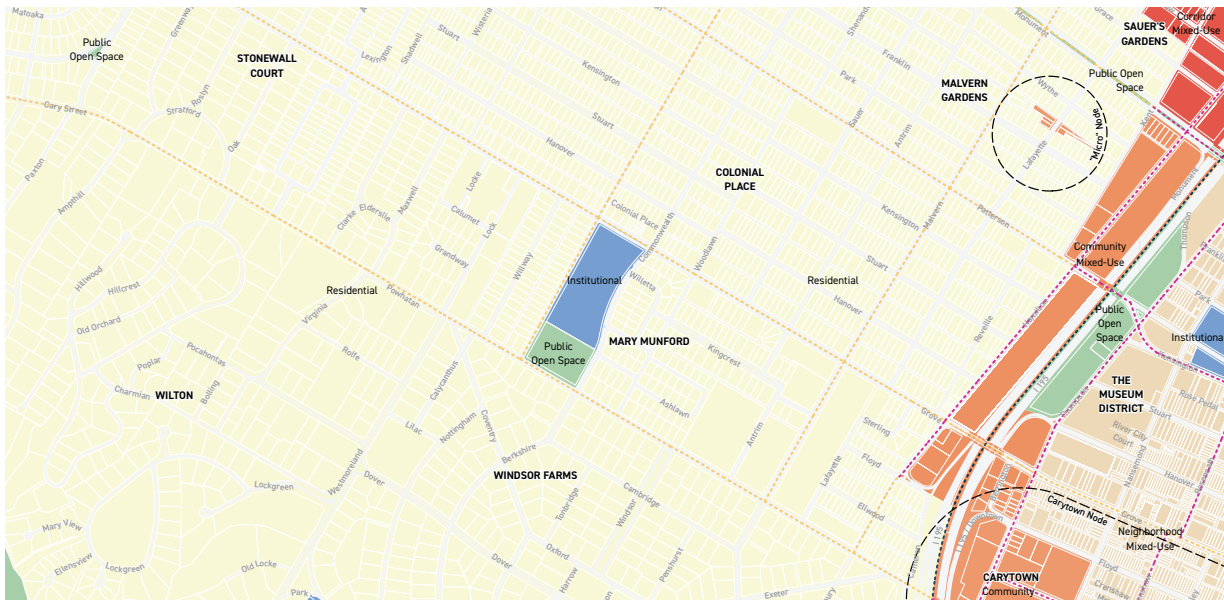
## Aerial



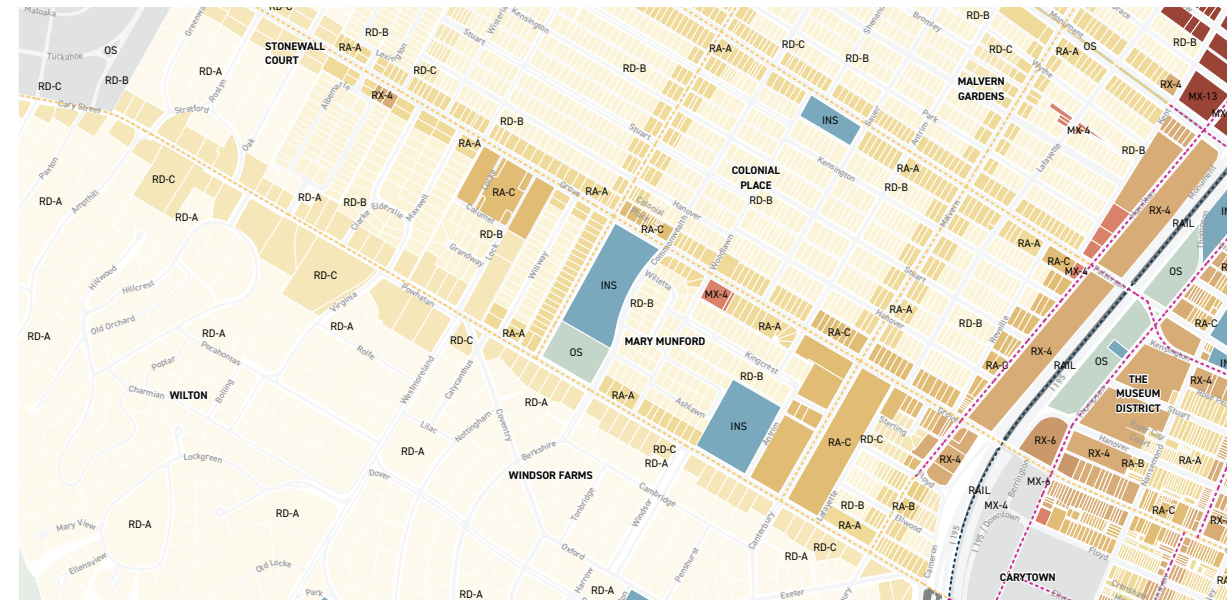
## Existing Zoning



## Richmond 300



## Mapping Test: Draft for Discussion Purposes Only





# WORKSHOP DISCUSSION QUESTIONS



# DISCUSSION TOPIC 1

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## UPZONING MAJOR STREETS IN RESIDENTIAL AREAS

- + Richmond 300 says that **small multi-family buildings** may be included in Residential areas, along **major streets**. How far should these areas be upzoned? What factors should be taken into account?
- + Looking at the **district pages** and **mapping tests** provided, **does the approach shown make sense?** Does it go too far or not far enough?
- + Mapping tests for discussion: **West End, Oak Grove, East End**
- + As a **first pass** at mapping, the following conversion was used for properties in the **Residential land use**:

Current Zoning	Proposed New Zoning	Proposed Upzoning Along Major Streets
R1	RD-A	RD-C (detached with narrower minimum lot size, up to 2 units)
R2	RD-A	RD-C (detached with narrower minimum lot size, up to 2 units)
R3	RD-B	RA-A (attached, up to 2 units)
R4	RD-B	RA-A (attached, up to 2 units)
R5	RD-B or RD-C (depending on existing lot patterns)	RA-A (attached, up to 2 units) or RA-B (attached, up to 6 units)

# DISCUSSION TOPIC 2

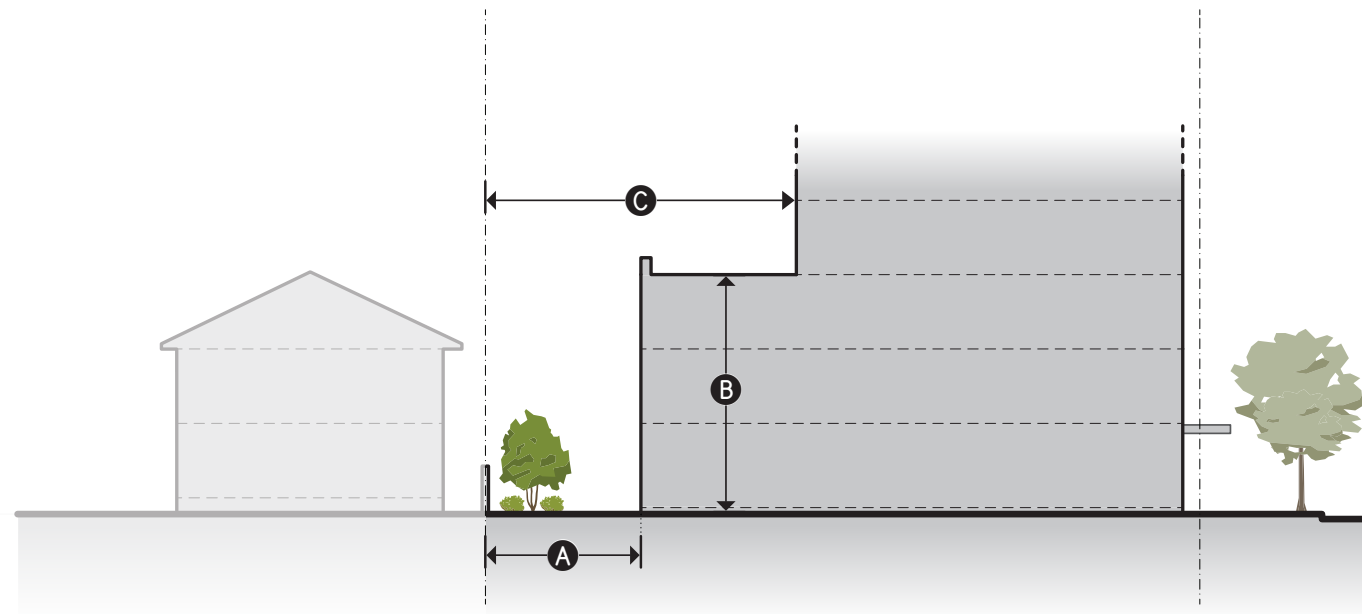
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## REAR TRANSITIONS

- + In some cases, Richmond 300 places more intensive land uses (**Community, Corridor, Destination or Downtown Mixed Use**) backing onto less intensive ones (**Residential, Neighborhood Mixed Use**). With appropriate transition standards, what differences in height are appropriate on adjacent properties?
- + There are several models for how to approach transition. Buildings can be **stepped** or **set back** at the rear, or zoning districts of intermediate intensity can be applied **in the middle as a buffer**.
- + Looking at the mapping tests, **do the maximum heights assigned make sense?** Should they be higher or lower?
- + Mapping tests for discussion: **Downtown to Shockoe, Broad Street Corridor**

# DISCUSSION TOPIC 2

## REAR TRANSITION



*Sample transition standard used in Charlottesville for taller buildings backing onto neighborhoods.*

*For a building 60 ft deep and 4 stories or more in height, a minimum lot depth of 100 ft would be needed.*

*(The Richmond Code's approach to transition will be drafted in Module 2).*

TRANSITION AREA		UPPER STORY STEP-BACK	
Ⓐ Building setback (min)	20'	Ⓑ Height before step-back (max stories/feet)	3 / 44'
Transition screen type	Moderate	Ⓒ Upper story step-back (min)	40'



# DISCUSSION TOPIC 3

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## AUTO-ORIENTED CORRIDORS

- + **CG-4** was added to accommodate more **auto-oriented commercial corridors** in the **short to medium term**. But exactly where should it be applied? In the mapping test, it is shown only on corridor sites **over 0.25 miles from proposed BRT stops**, while those closer receive MX zoning.
- + Looking at the mapping tests, **does that approach make sense to you?** Should it be applied more or less extensively, or in different places?
- + Mapping tests for discussion: **Southern Hull Corridor, Midlothian Turnpike**