

RICHMOND 300 ZONING CODE REFRESH

Draft Districts and Mapping Tests Follow-Up Discussion
Draft Uses Presentation
April 2025 ZAC Meeting



TODAY'S PRESENTATION

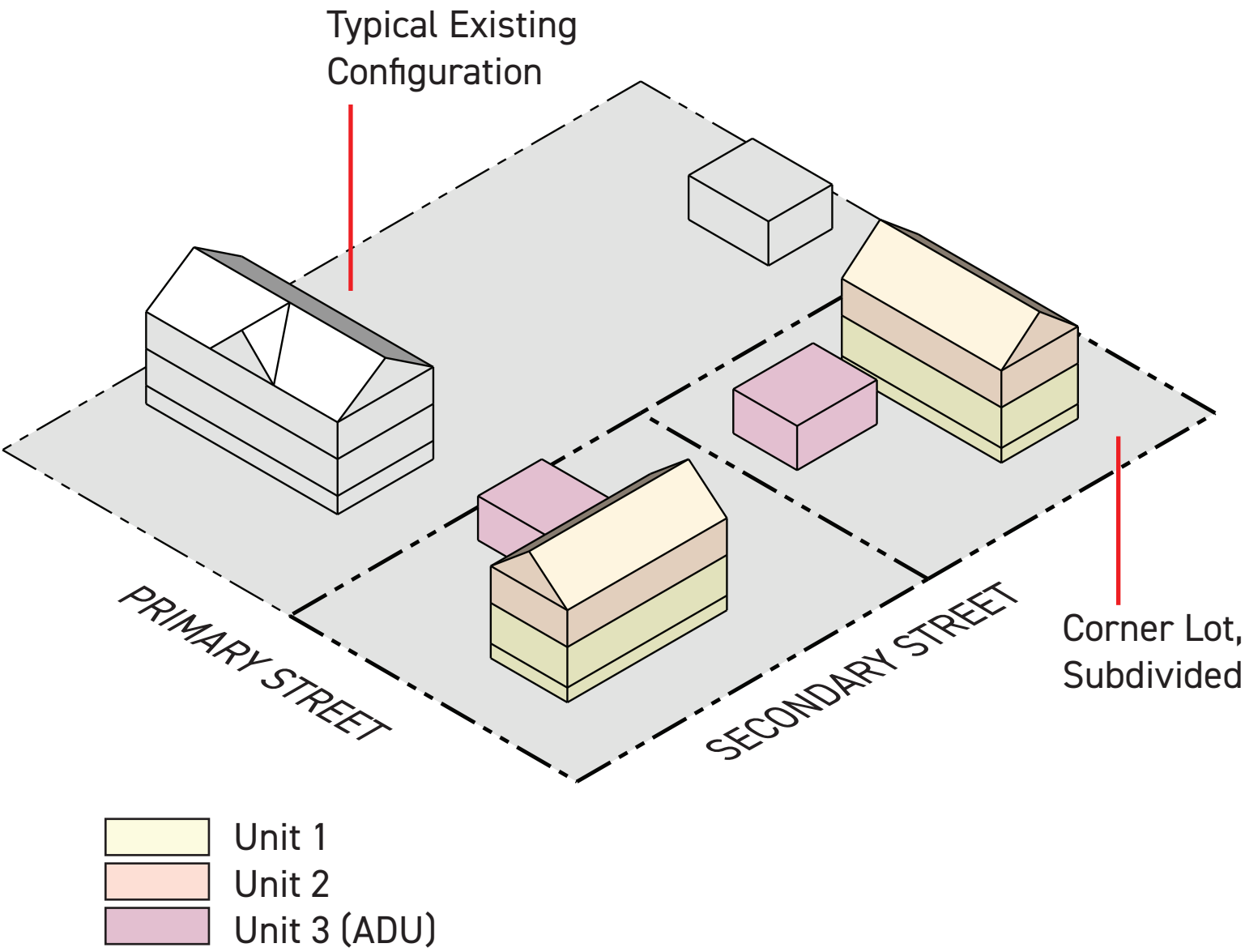
1 Draft Districts and Mapping Tests: Follow-Up Discussion

2 Draft Uses

DRAFT DISTRICTS AND MAPPING TESTS FOLLOW-UP

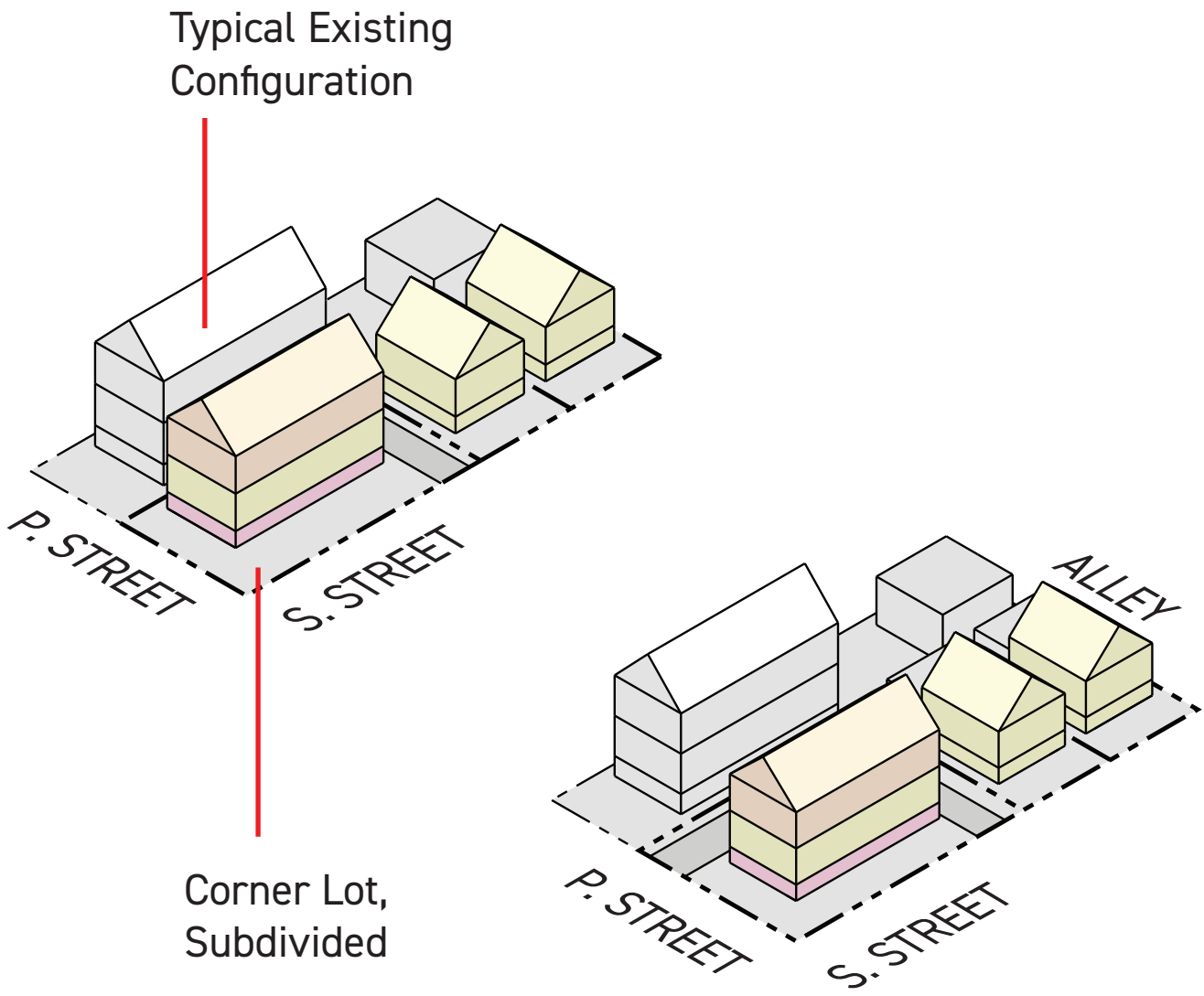
REGULATING LOT WIDTH, NOT AREA, FOR CORNER LOTS

RD-A SCENARIO



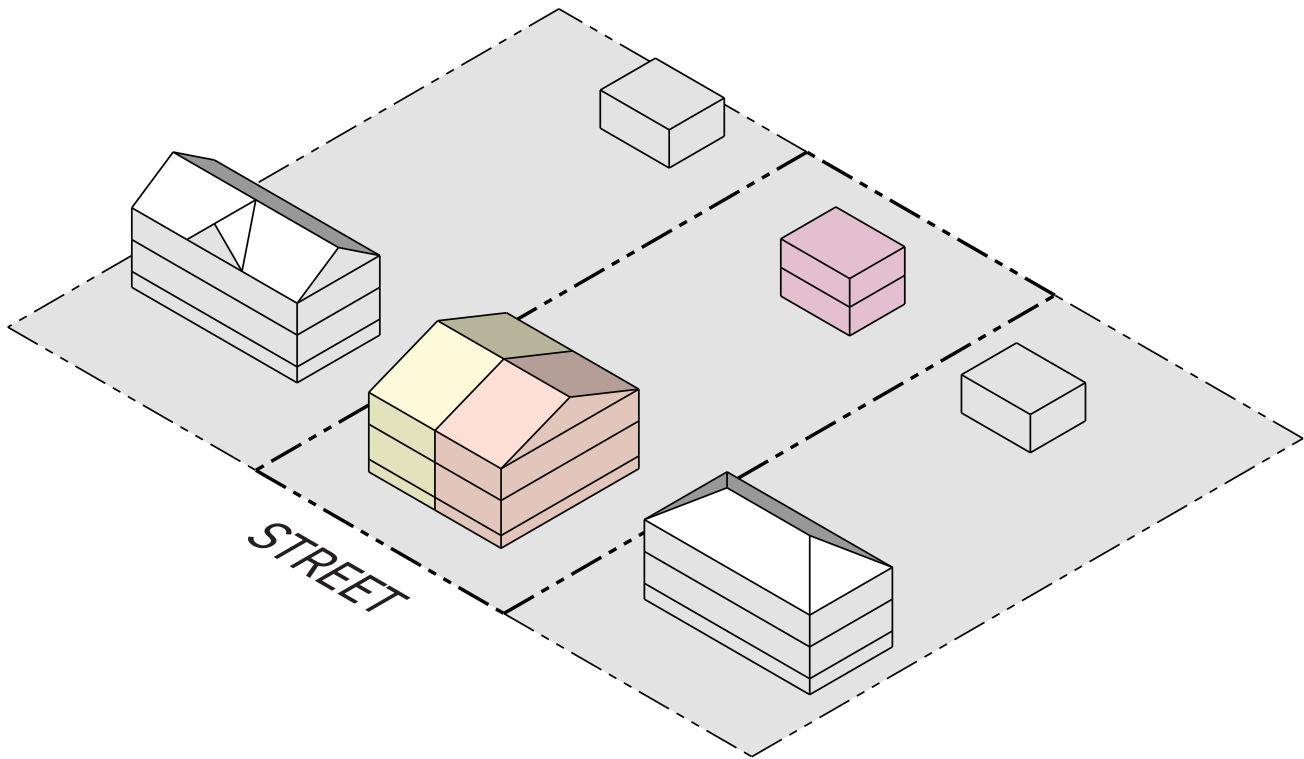
RD-C SCENARIOS

LIMITED PARKING VS. ACCESS FROM SIDES



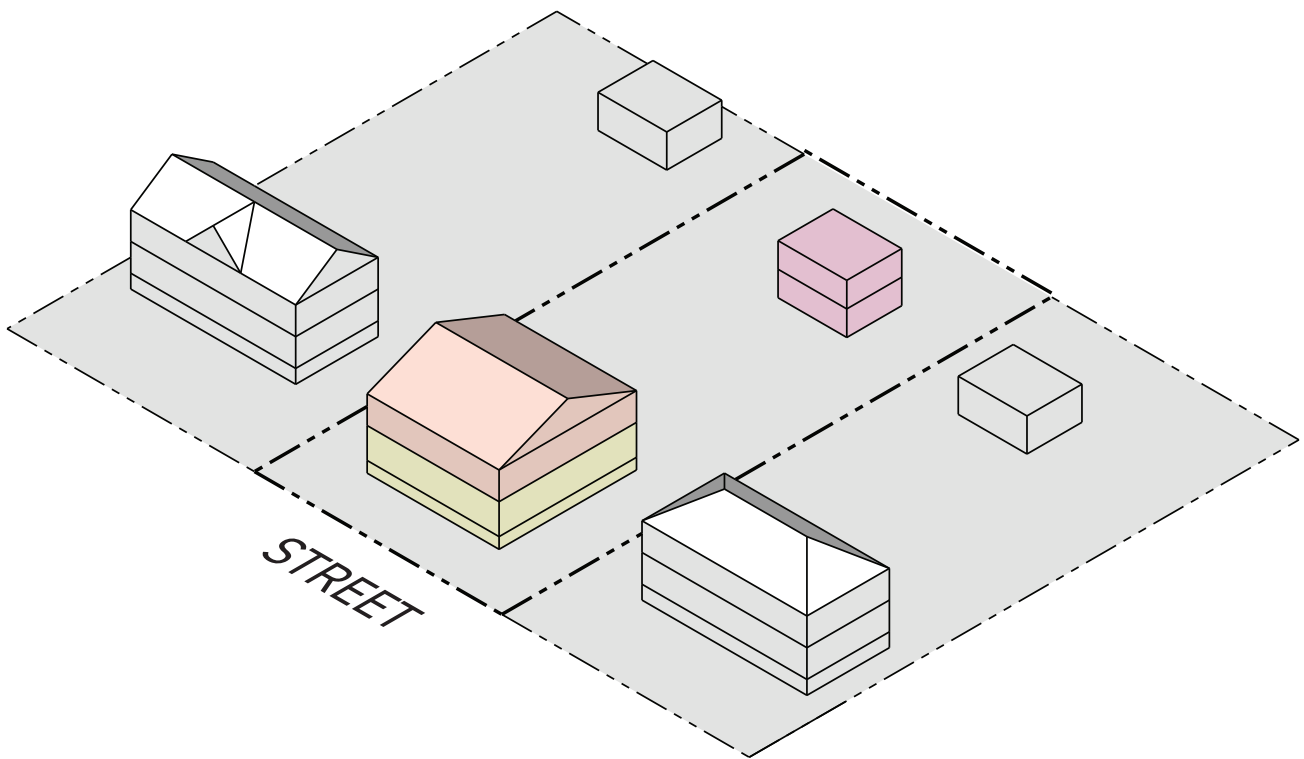
ARRANGEMENT OF UNITS IN RD DISTRICTS

RD-A: HORIZONTAL DUPLEX



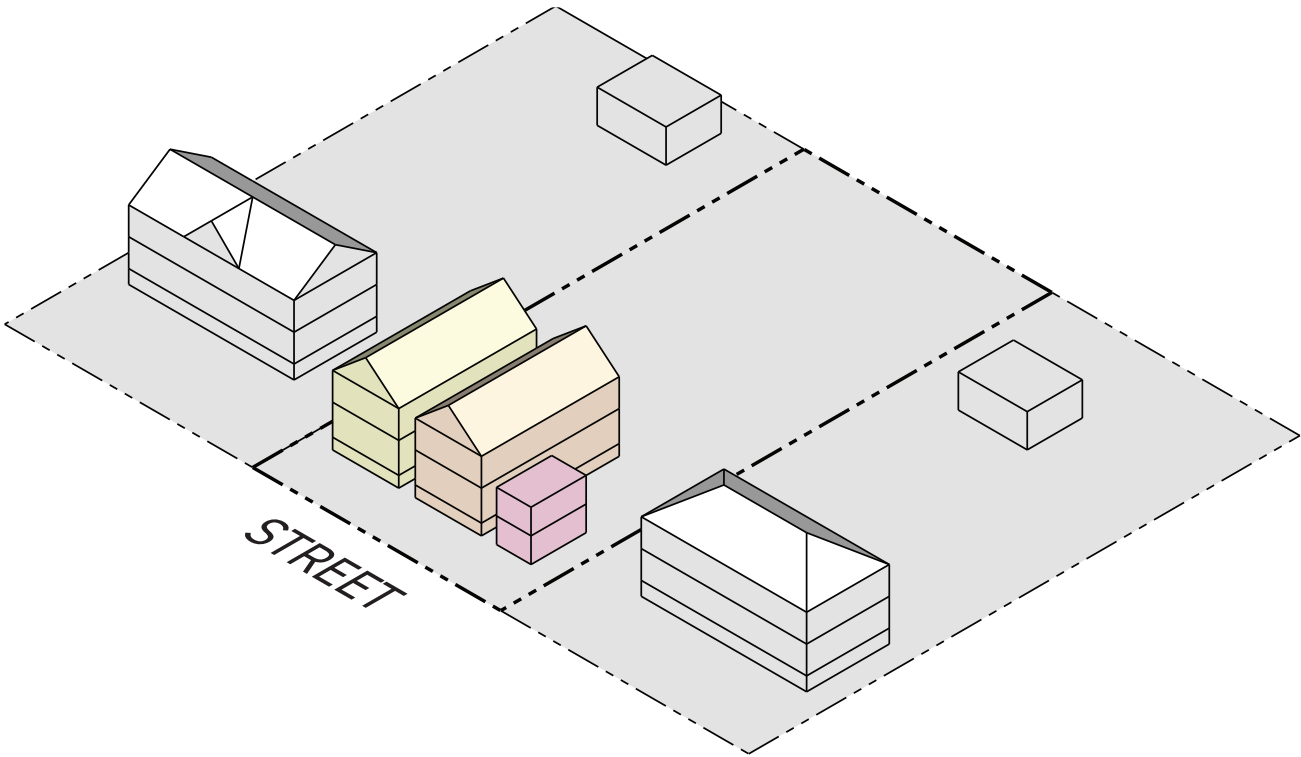
- Unit 1
- Unit 2
- Unit 3 (ADU)

RD-A: VERTICAL DUPLEX

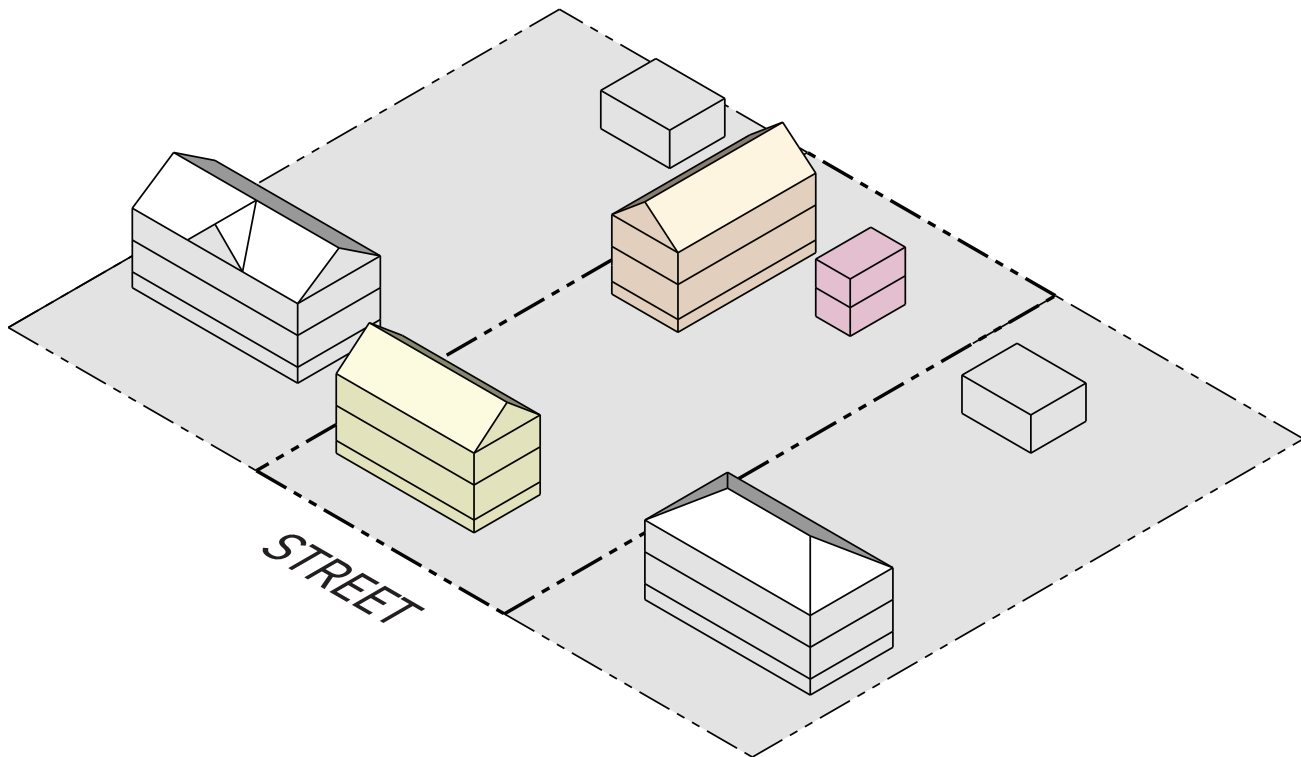


ARRANGEMENT OF UNITS IN RD DISTRICTS

RD-A: SIDE-BY-SIDE



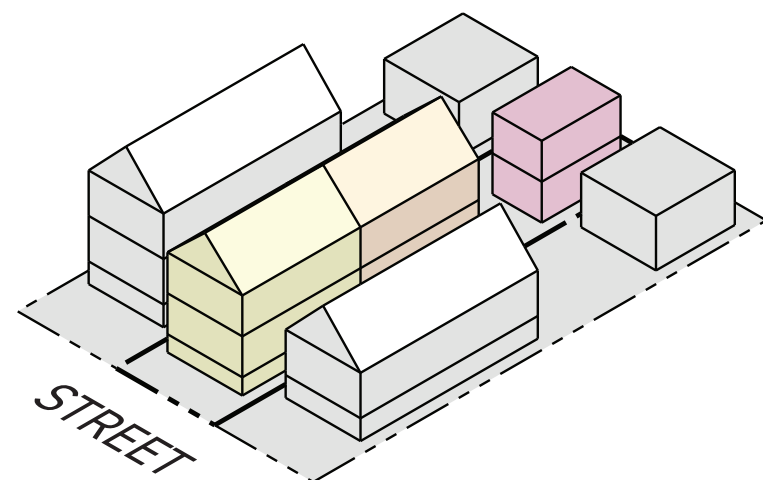
RD-A: FRONT AND BACK



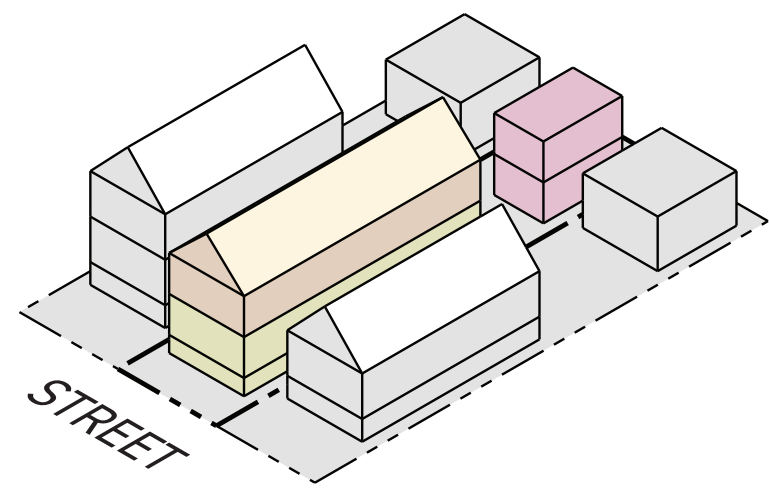
- Unit 1
- Unit 2
- Unit 3 (ADU)

ARRANGEMENT OF UNITS IN RD DISTRICTS

RD-C: BACK TO BACK DUPLEX



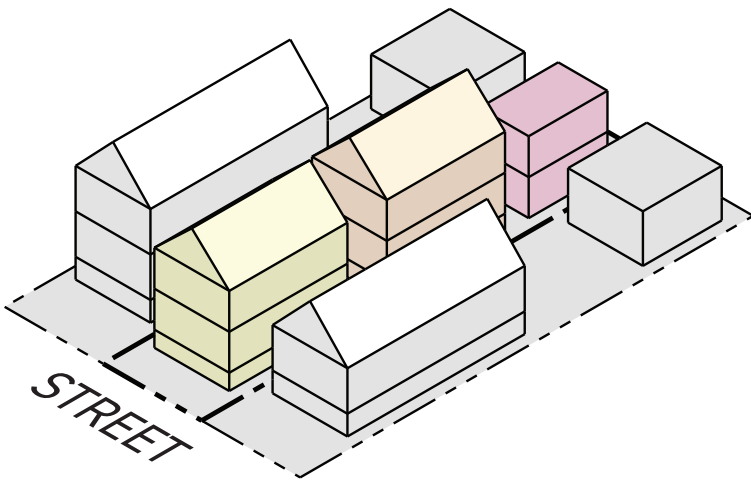
RD-C: VERTICAL DUPLEX



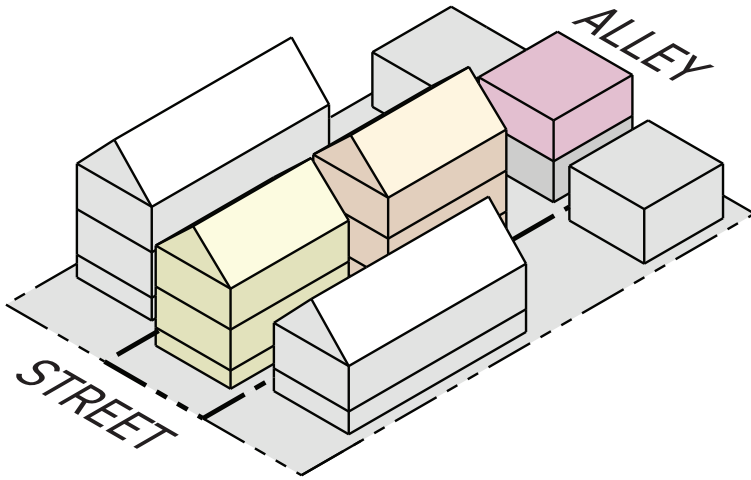
- Unit 1
- Unit 2
- Unit 3 (ADU)

ARRANGEMENT OF UNITS IN RD DISTRICTS

RD-C: FRONT AND BACK

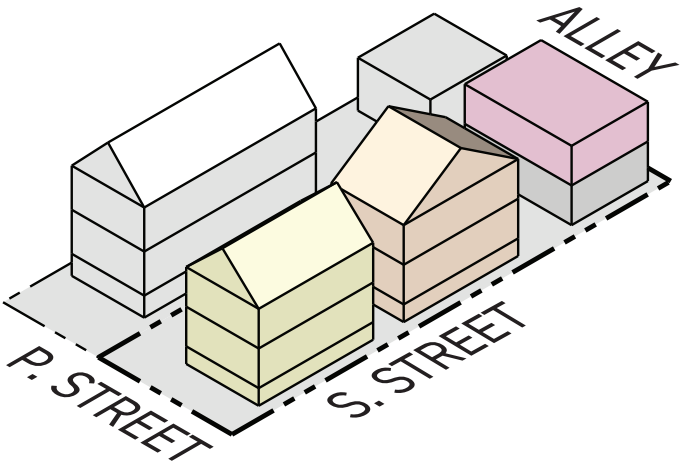
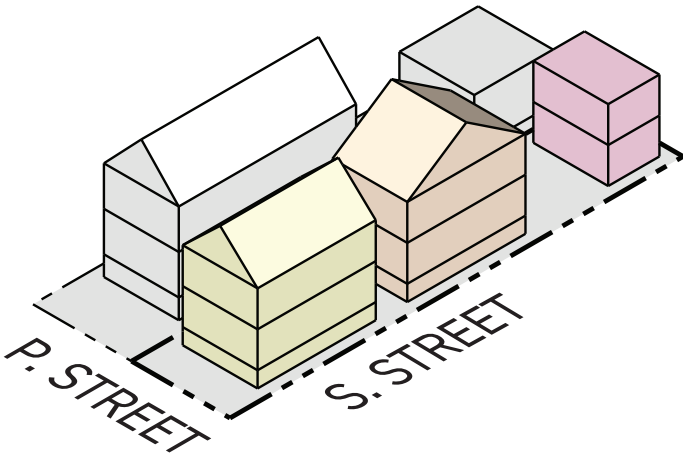


RD-C: ALLEY



RD-C: CORNER LOT

LIMITED PARKING VS. ACCESS FROM ALLEY



- Unit 1
- Unit 2
- Unit 3 (ADU)

MARCH DISCUSSION TOPIC 1

UPZONING MAJOR STREETS IN RESIDENTIAL AREAS

+ 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 ("Two Steps Up")	
District	R1	RD-A		RD-C	
Lot Width (Min)	100 ft	90 ft		25 ft	
Units (Max)	1 + ADU / lot	2 + ADU / lot		2 + ADU / lot	
District	R2	RD-A		RD-C	
Lot Width (Min)	90 ft	90 ft		25 ft	
Units (Max)	1 + ADU / lot	2 + ADU / lot		2 + ADU / lot	
District	R3	RD-B		RA-A (attached)	
Lot Width (Min)	75 ft	50 ft		None	
Units (Max)	1 + ADU / lot	2 + ADU / lot		2 + ADU / building	
District	R4	RD-B		RA-A (attached)	
Lot Width (Min)	60 ft	50 ft		None	
Units (Max)	1 + ADU / lot	2 + ADU / lot		2 + ADU / building	
District	R5	RD-B	RD-C	RA-A (attached)	RA-B (attached)
Lot Width (Min)	50 ft	50 ft	25 ft	None	None
Units (Max)	1 + ADU / lot	2 + ADU / lot	2 + ADU / lot	2 + ADU / building	6 / building

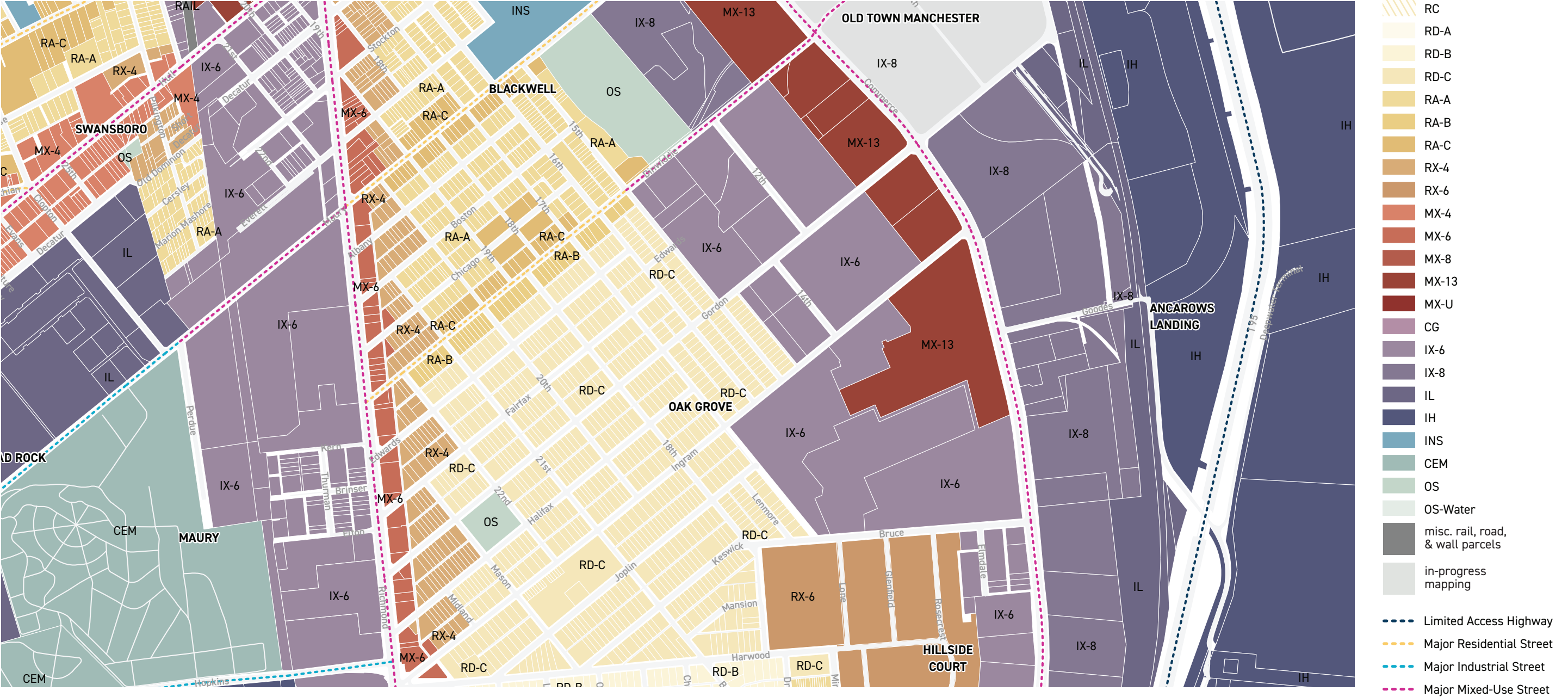
MARCH DISCUSSION TOPIC 1

WEST END



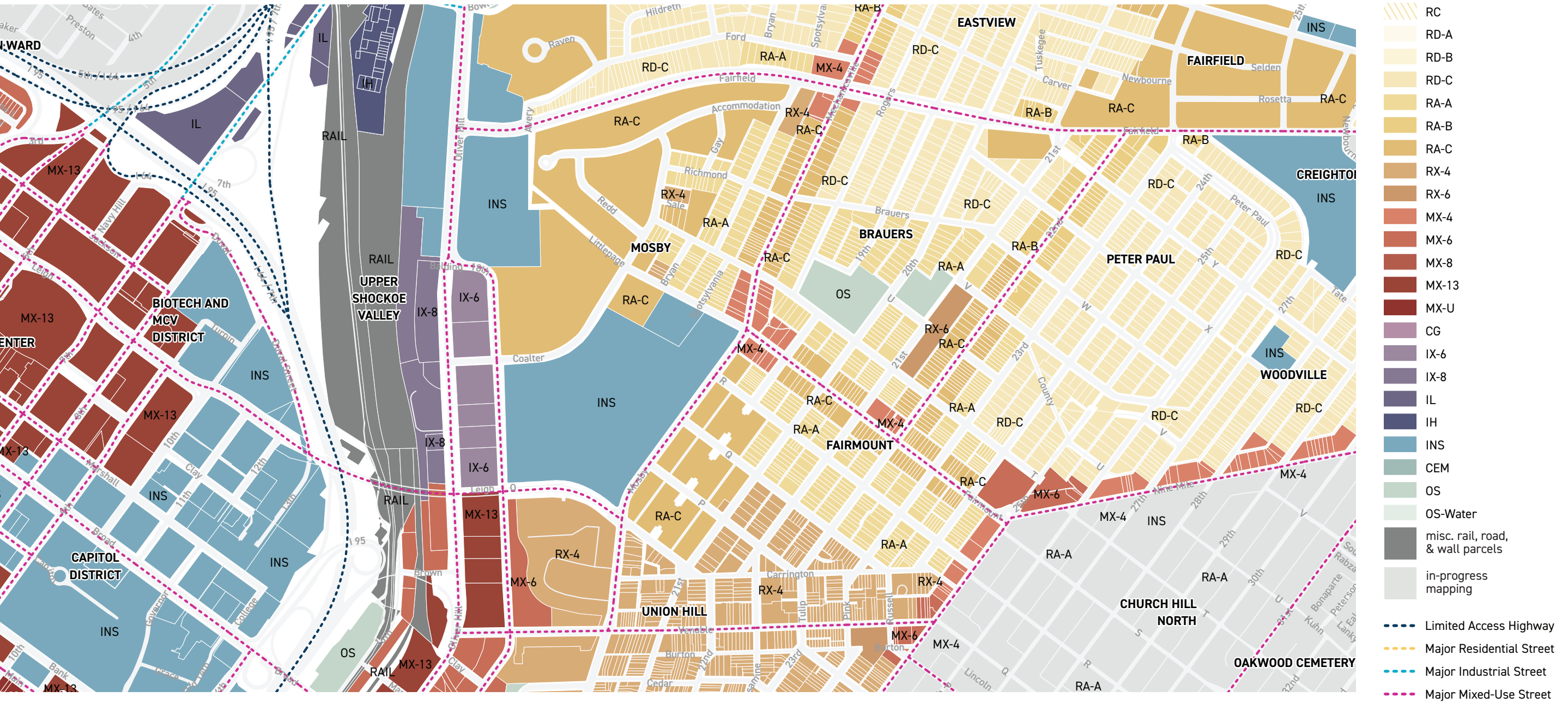
MARCH DISCUSSION TOPIC 1

OAK GROVE



MARCH DISCUSSION TOPIC 1

EAST END



MARCH DISCUSSION TOPIC 1

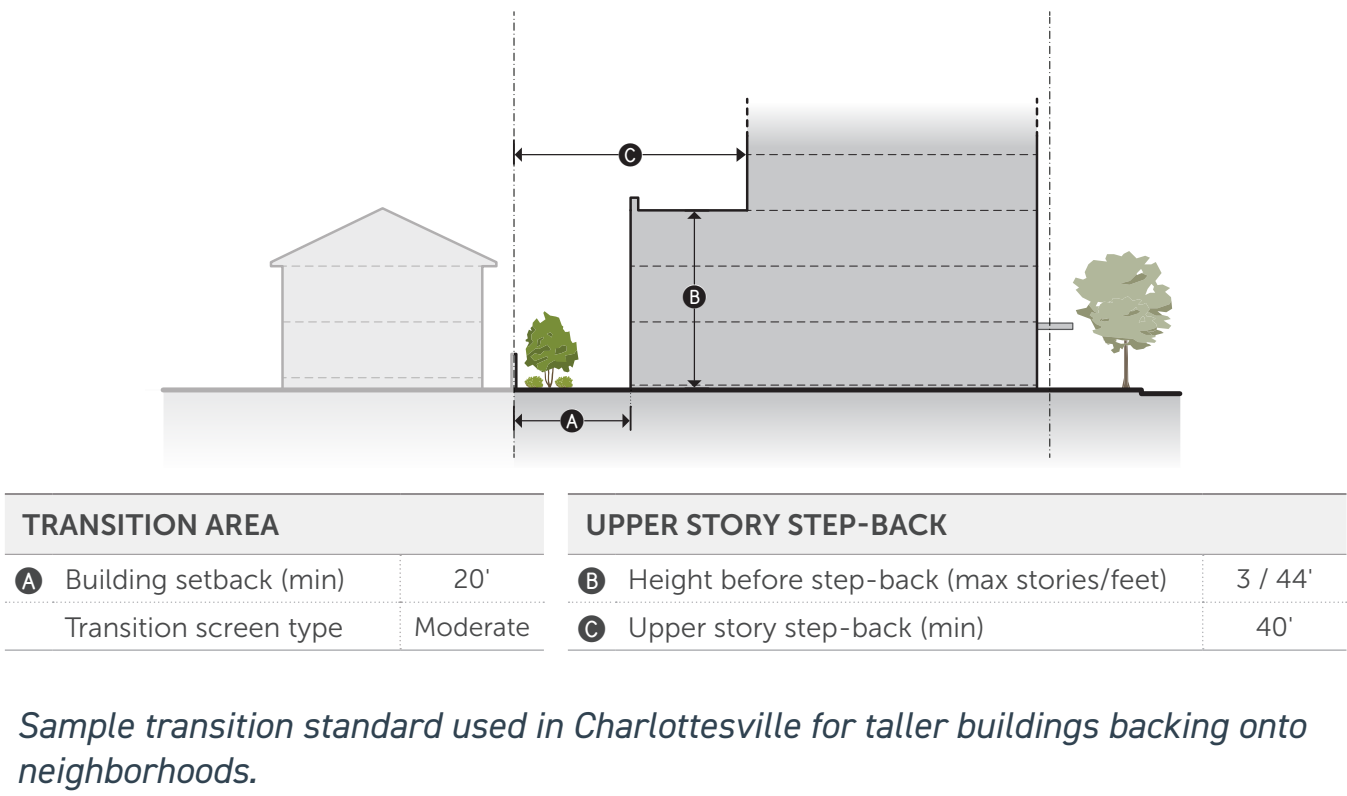
UPZONING MAJOR STREETS IN RESIDENTIAL AREAS

- + Do the **'first pass' conversions** generally make sense? If not, are there places where they go **too far or not far enough**? What **other contextual factors** should be taken into account?
- + For upzoning along major streets, do you prefer the direction of **houses on smaller lots** (e.g. RD-C), **attached** (e.g. RA-A), or **small multi-unit buildings** (e.g. RA-B)? Or all in different places as shown?
- + Are there **some properties** along major streets that should **not be upzoned at all** (beyond the regular proposed new zoning)? Why?

MARCH DISCUSSION TOPIC 2

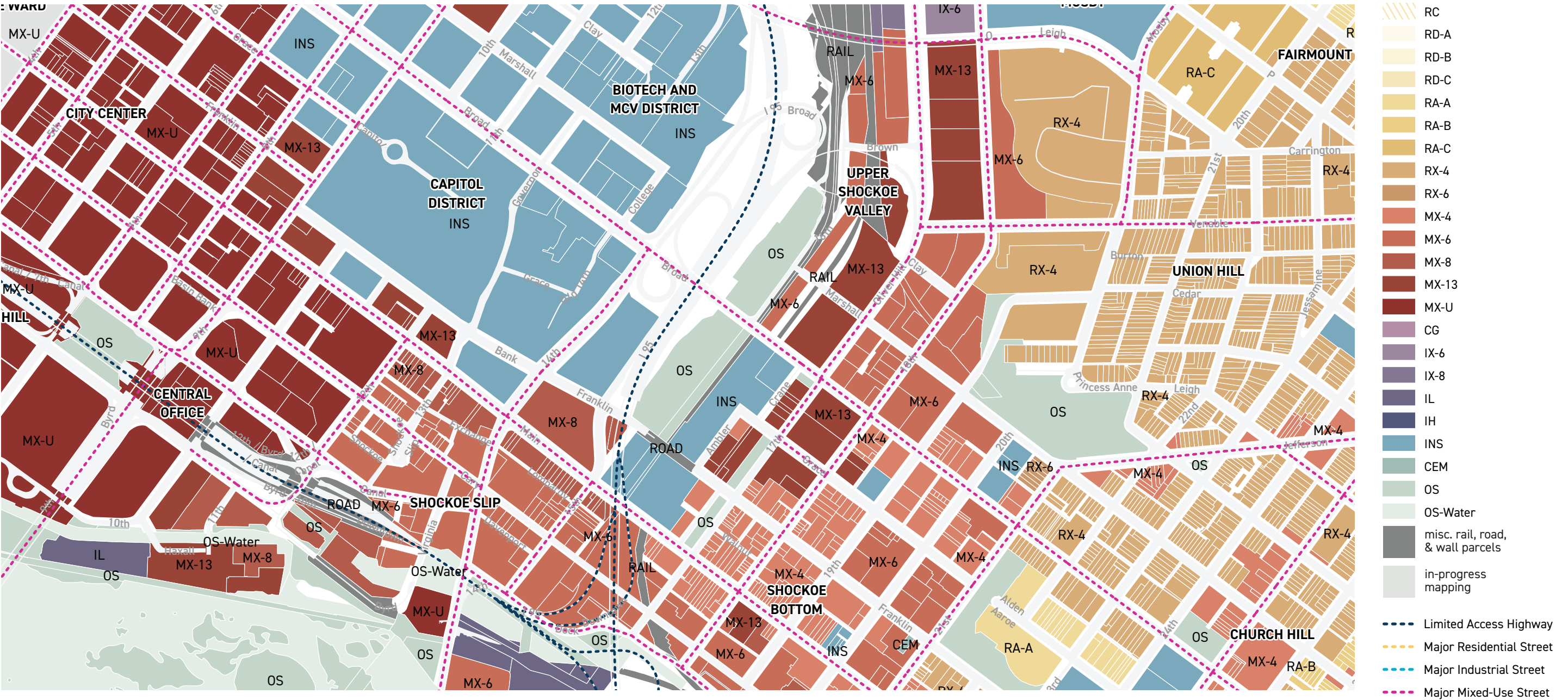
REAR TRANSITIONS

- + Are there **any concerns with the heights** of mixed use zoning districts that abut residential zoning districts? Assuming that **rear transition standards** will be in place, **is there a maximum height** that you would not want to see surpassed beside a 3-story residential district?
- + For small mixed use pockets, is there a need for something **below MX-4**?



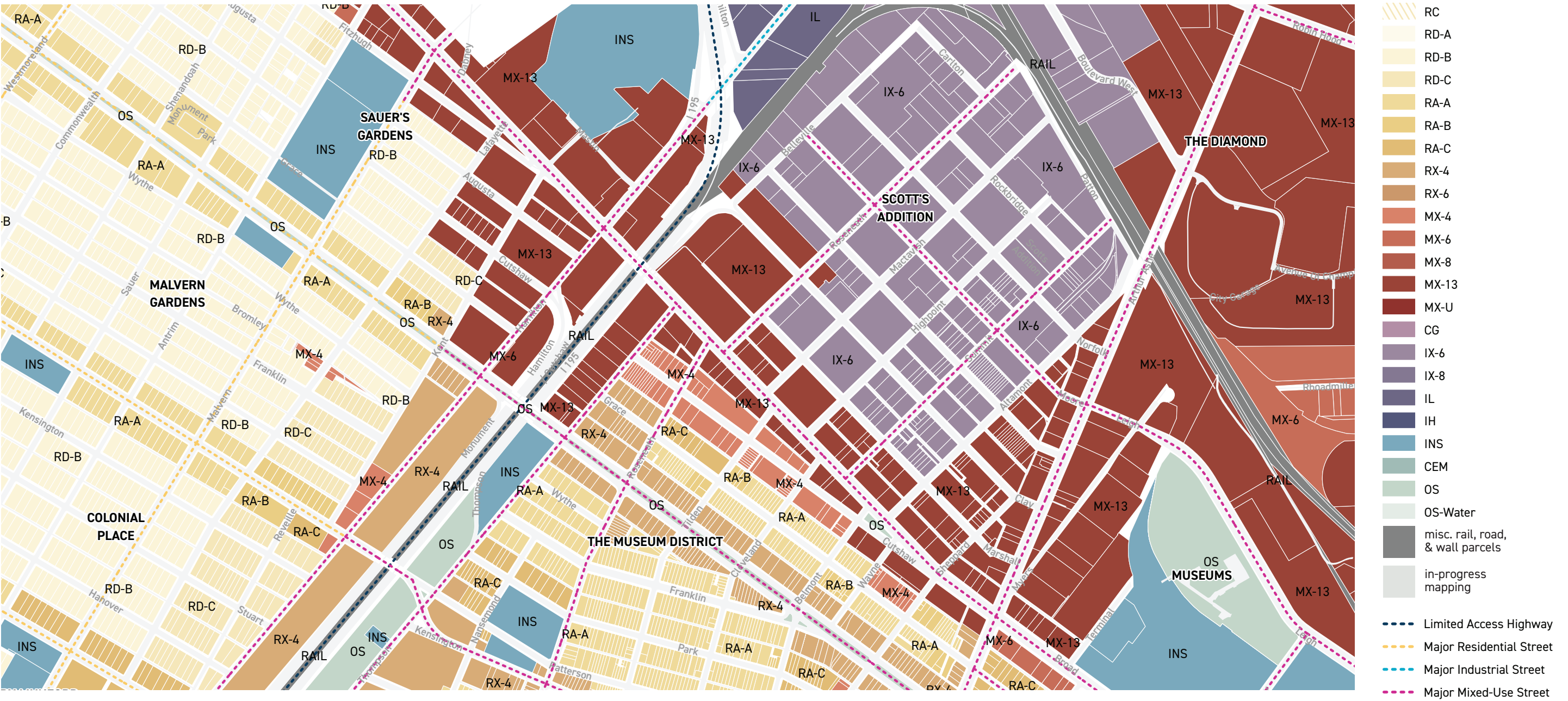
MARCH DISCUSSION TOPIC 2

DOWNTOWN TO SHOCKOE



MARCH DISCUSSION TOPIC 2

BROAD STREET CORRIDOR



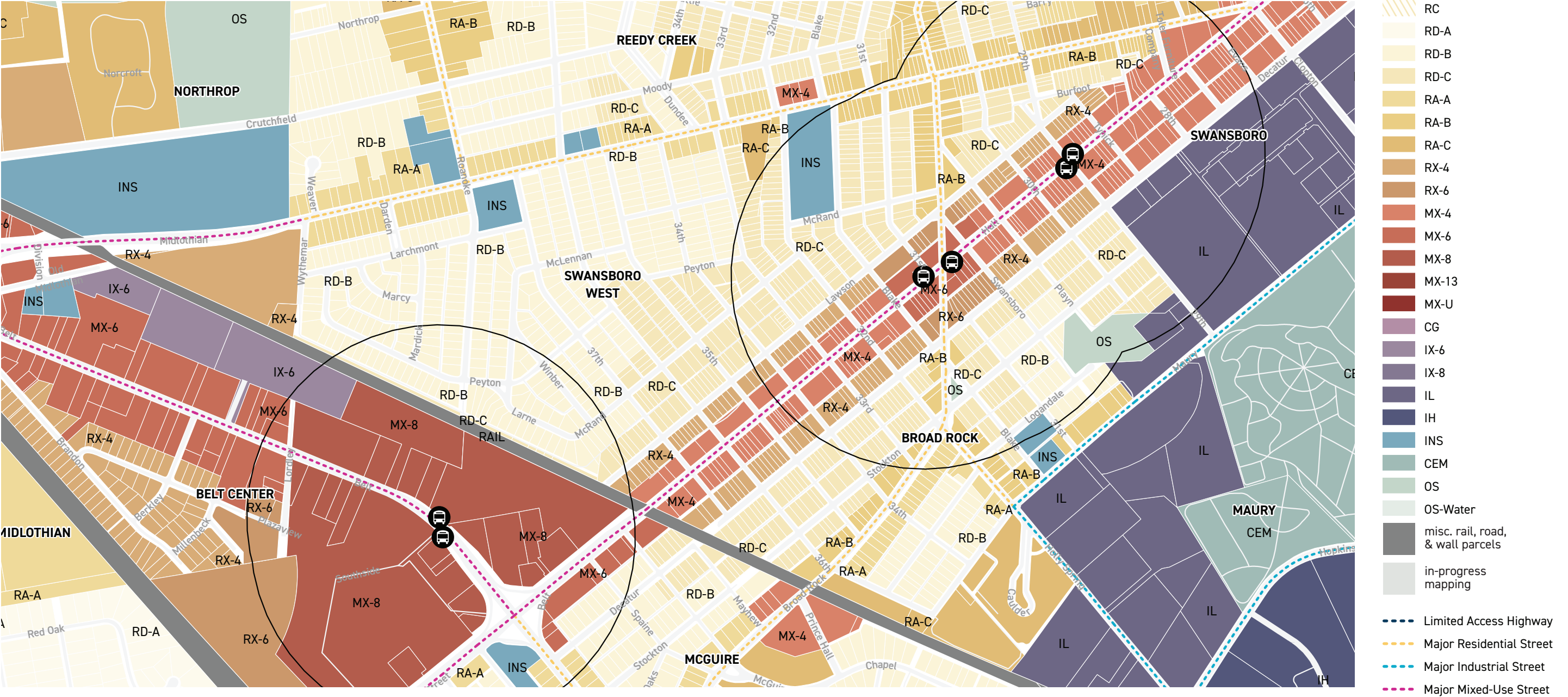
MARCH DISCUSSION TOPIC 3

AUTO-ORIENTED CORRIDORS

- + Where should CG be applied? Over **0.25 miles from proposed stops** along BRT corridors? On **non-BRT corridors** only? **Somewhere else**? Or **nowhere** by default?

MARCH DISCUSSION TOPIC 3

SOUTHERN HULL STREET CORRIDOR



MIDLOTHIAN TURNPIKE



DRAFT USES

ARTICLE 3: USE PROVISIONS

ARTICLE 3.

USE PROVISIONS

Sec. 3.1. Opening Provisions 3-2
3.1.1. Applicability 3-2

Sec. 3.2. Use Permissions 3-3
3.2.1. Use Table Key 3-3
3.2.2. Allow Use Table 3-4

Sec. 3.3. Use Definitions 3-10
3.3.1. Use Interpretations 3-10
3.3.2. Residential Uses 3-11
3.3.3. Public and Institutional Uses 3-13
3.3.4. Commercial Uses 3-15
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Sec. 3.4. Specific Use Standards 3-23
3.4.1. Residential Uses 3-23
3.4.2. Public and Institutional Uses 3-27
3.4.3. Commercial Uses 3-27
3.4.4. Manufacturing and Industrial Uses 3-27

Sec. 3.5. Accessory Uses and Structures 3-28

Sec. 3.6. Temporary Uses and Structures 3-29


DRAFT ALLOWED USE TABLE

Use Category Specific Use	RESIDENTIAL						MIXED USE								COMMERCIAL & INDUSTRIAL			INSTITUTIONAL & OPEN SPACE			Defintions/ Use Standards		
	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	IX-6	IX-8	CG	IL	IH	INS		CEM	OS
RESIDENTIAL USES																							
Household Living																							3.3.2.A
Single-unit living	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	P	-	-	P	-	-	
Two-unit living	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	P	-	-	P	-	-	
Multi-unit living (3-6 units)	-	-	-	-	-	P	P	P	P	P	P	P	-	-	P	P	P	-	-	P	-	-	
Multi-unit living (7-12 units)	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Multi-unit living (13+ units)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Manufactured home park	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Live-work	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	3.4.1.A
Group Living																							3.3.2.B
General group living	-	-	-	-	-	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	-	-	
Co-housing	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	
Senior care	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Special Needs Housing																							3.3.2.C
Emergency housing	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.B
Permanent supportive housing	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.B
Transitional housing	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.B
PUBLIC & INSTITUTIONAL USES																							
Civic																							3.3.3.A
General civic (up to 15,000 sf)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P	
General civic (15,000+ sf)	-	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P	
Religious assembly (up to 15,000 sf)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Religious assembly (15,000+ sf)	-	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
Day Care																							3.3.3.B
General day care (up to 12 people)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
General day care (13 or more people)	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	

KEY: P Use Allowed By-Right | C Conditional Use Permit Required | * Use Standards apply | - Use Not allowed

SAY GOODBYE TO PYRAMIDAL ZONING

Richmond, Virginia



RYA

DIVISION 2. - R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT

Sec. 30-402.1. - Permitted principal uses.

Amended by Ordinance No. 2024-314

The following uses of buildings and premises shall be permitted in the R-1 district:

(1) Single-family detached dwellings;

(2) Libraries, museums, schools, parks and recreational facilities owned or operated by any governmental agency, and other uses required for the performance of governmental functions and primarily intended to serve residents of adjoining neighborhoods, provided that a plan of development shall be required as set forth in Article X of this chapter for any such use that is not subject to location, character and extent approval by the City Planning Commission in accordance with [Section 17.07](#) of the City Charter;

(3) Churches and other places of worship, which may include the serving of food as a charitable or fellowship use within the church or place of worship, provided that a plan of development shall be required as set forth in Article X of this chapter for any church or other place of worship;

(4) Propagation and cultivation of crops, flowers, trees and shrubs which are not offered for sale on the premises;

(5) Public and private noncommercial forests, wildlife preserves and conservation areas;

(6) Private noncommercial parks, recreational facilities, country clubs, swimming pools, athletic fields, community center buildings and uses incidental thereto, operated by associations or organizations not organized for profit, the exclusive use of which is limited to members of such associations or organizations and their guests, provided that the following conditions

SAY GOODBYE TO PYRAMIDAL ZONING

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[illegible]

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Use Category Specific Use	RESIDENTIAL							MIXED USE							COMMERCIAL & INDUSTRIAL			INSTITUTIONAL & OPEN SPACE			Defintions/ Use Standards		
	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	IX-6	IX-8	CG	IL	IH	INS		CEM	OS
RESIDENTIAL USES																							
Household Living																							3.3.2.A
Single-unit living	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	P	-	-	P	-	-	
Two-unit living	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	P	-	-	P	-	-	
Multi-unit living (3-6 units)	-	-	-	-	-	P	P	P	P	P	P	P	-	-	P	P	P	-	-	P	-	-	
Multi-unit living (7-12 units)	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Multi-unit living (13+ units)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Manufactured home park	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Live-work	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	3.4.1.A
Group Living																							3.3.2.B
General group living	-	-	-	-	-	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	-	-	
Co-housing	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	
Senior care	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Special Needs Housing																							3.3.2.C
Emergency housing	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.B
Permanent supportive housing	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.B
Transitional housing	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.B
PUBLIC & INSTITUTIONAL USES																							
Civic																							3.3.3.A
General civic (up to 15,000 sf)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P	
General civic (15,000+ sf)	-	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P	
Religious assembly (up to 15,000 sf)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Religious assembly (15,000+ sf)	-	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
Day Care																							3.3.3.B
General day care (up to 12 people)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
General day care (13 or more people)	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	

KEY: P Use Allowed By-Right | C Conditional Use Permit Required | * Use Standards apply | - Use Not allowed

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RESIDENTIAL USES																								
Household Living																								3.3.2.A
Single-unit living		P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	P	-	-	P	-	-		
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Multi-unit living (3-6 units)		-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	-	-	P	-	-		
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Multi-unit living (13+ units)		-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-		
Manufactured home park		P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Live-work		P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-		3.4.1.A
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Senior care		-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-		
Special Needs Housing																								3.3.2.C
Emergency housing		-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-		3.4.1.B
Permanent supportive housing		-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-		3.4.1.B
Transitional housing		-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-		3.4.1.B
PUBLIC & INSTITUTIONAL USES																								
Civic																								3.3.3.A
General civic (up to 15,000 sf)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P		
General civic (15,000+ sf)		-	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P		
Religious assembly (up to 15,000 sf)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-		
Religious assembly (15,000+ sf)		-	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-		
Day Care																								3.3.3.B
General day care (up to 12 people)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-		
General day care (13 or more people)		-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-		

What is Allowed:

P = Allowed
C = Conditional
* = Additional standards apply
- = Not Allowed

KEY: P Use Allowed By-Right | C Conditional Use Permit Required | * Use Standards apply | - Use Not allowed

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RESIDENTIAL USES																							
Household Living																							3.3.2.A
Single-unit living	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	P	-	-	P	-	-	
Two-unit living	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	P	-	-	P	-	-	
Multi-unit living (3-6 units)	-	-	-	-	-	P	P	P	P	P	P	P	-	-	P	P	P	-	-	P	-	-	
Multi-unit living (7-12 units)	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Multi-unit living (13+ units)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Manufactured home park	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Live-work	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	3.4.1.A
Group Living																							3.3.2.B
General group living	-	-	-	-	-	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	-	-	
Co-housing	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	
Senior care	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Special Needs Housing																							3.3.2.C
Emergency housing	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.B
Permanent supportive housing	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.B
Transitional housing	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.B
PUBLIC & INSTITUTIONAL USES																							
Civic																							3.3.3.A
General civic (up to 15,000 sf)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P	
General civic (15,000+ sf)	-	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P	
Religious assembly (up to 15,000 sf)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Religious assembly (15,000+ sf)	-	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
Day Care																							3.3.3.B
General day care (up to 12 people)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
General day care (13 or more people)	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
KEY: P Use Allowed By-Right C Conditional Use Permit Required * Use Standards apply - Use Not allowed																							

DRAFT ALLOWED USE TABLE

Use
Categories
and Specific
Uses

Use Category Specific Use	RESIDENTIAL							MIXED USE								COMMERCIAL & INDUSTRIAL			INSTITUTIONAL & OPEN SPACE			Defintions/ Use Standards	
	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	IX-6	IX-8	CG	IL	IH	INS	CEM		OS
Golf course	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
Food and Beverage																							3.3.4.D
General food beverage (up to 1,500 SF)	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
General food beverage (1,500+ SF)		-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
Microbrewery, small distillery/winery	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
Lodging																							3.3.4.E
General lodging	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	
Short-term rental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	
Medical																							3.3.4.F
General medical (up to 1,500 SF)	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
General medical (1,500+ SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
Hospital	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	P	-	-	P	-	-	
Medical laboratory	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	
Office																							3.3.4.G
General office (up to 1,500 SF)	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
General office (1,500+ SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
Parking																							3.3.4.H
Commercial parking	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	P	P	C	-	-	
Remote parking	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	
Personal Service																							3.3.4.I
General personal service (up to 1,500 SF)	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
General personal service (1,500+ SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
Animal care - outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	
Retail																							3.3.4.J
General retail (up to 1,500 SF)	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
General retail (1,500+ SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
Alternative financial services	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	

KEY: P Use Allowed By-Right | C Conditional Use Permit Required | * Use Standards apply | - Use Not allowed

DRAFT ALLOWED USE TABLE

Use Category Specific Use	RESIDENTIAL							MIXED USE								COMMERCIAL & INDUSTRIAL			INSTITUTIONAL & OPEN SPACE			Defintions/ Use Standards	
	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	IX-6	IX-8	CG	IL	IH	INS	CEM		OS
Golf course	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
Food and Beverage																							3.3.4.D
General food beverage (up to 1,500 SF)	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
General food beverage (1,500+ SF)		-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
Microbrewery, small distillery/winery	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
Lodging																							3.3.4.E
General lodging	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	
Short-term rental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	
Medical																							3.3.4.F
General medical (up to 1,500 SF)	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
General medical (1,500+ SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
Hospital	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	P	-	-	P	-	-	
Medical laboratory	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	
Office																							3.3.4.G
General office (up to 1,500 SF)	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
General office (1,500+ SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
Parking																							3.3.4.H
Commercial parking	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	P	P	C	-	-	
Remote parking	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	
Personal Service																							3.3.4.I
General personal service (up to 1,500 SF)	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
General personal service (1,500+ SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
Animal care - outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	
Retail																							3.3.4.J
General retail (up to 1,500 SF)	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
General retail (1,500+ SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
Alternative financial services	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	

KEY: P Use Allowed By-Right | C Conditional Use Permit Required | * Use Standards apply | - Use Not allowed

USE DEFINITIONS

I. Personal Service Use Category

Uses involved in providing personal care or repair services. Personal service is consolidated into the following specific uses:

1. General Personal Service

Personal service uses that provide personal care or repair services. Typical examples include; beauty, hair, tanning or nail salon; computer repair; culinary, dance, martial arts, music, or photography studio or classroom; copy center, printing, binding, lithographing, photocopying, blueprinting, mailing service, package shipping, day/health spa; laundry cleaning, pressing, and dry cleaning drop-off, laundromat; crematory services (no on-site cremation), indoor animal care (animal grooming, animal hospital, veterinary clinic, pet clinic, animal boarding and doggy day care); tailor and garment repair; gym, fitness/pilates/yoga studio, climbing gym; locksmith; body art facility (tattoos/body piercing), shoe repair; watch repair; jewelry repair; eyeglasses and hearing aid repair, and smartphone repair.

2. Animal Care, Outdoor

A personal service use that provides for the care of animals primary in an outdoor setting. Typical examples include a kennel, animal boarding with outdoor kennels.

USE INTERPRETATION

3.3.1. Use Interpretations

- A. Uses are organized by use category (such as Household Living or Group Living) and then by specific use within that category (such as Multi-Unit Living or Manufactured Home Park). Use categories are used to organize specific uses with similar attributes. Specific uses have permissions that determine if that use is allowed in a particular zoning district.
- B. When a proposed use is not listed, the Zoning Administrator has the responsibility for determining whether the proposed use is similar to an already listed specific use. Where a use contains a list of example uses, the uses on the list are to be considered examples, and not all-inclusive. The Zoning Administrator will first determine what use category the use is most similar to, and then determine the most similar specific use.
- C. When a proposed use is found by the Zoning Administrator not to be similar to an already listed specific use, the use is not allowed.
- D. When determining whether a proposed use is similar to a listed specific use, the Zoning Administrator considers the following criteria:
 - 1. Actual or projected characteristics of the use.
 - 2. Amount and nature of any nuisances generated by the use.
 - 3. Type, size, nature and arrangement of buildings and structures.
 - 4. Relative amount and types of sales.
 - 5. Relative number of employees and customers.
 - 6. Hours of operation.
 - 7. Number of vehicle trips generated, types of vehicles, and parking demand.
 - 8. Anticipated amount and type of outdoor storage.
 - 9. Likely impact on adjacent properties.
 - 10. Multiple principal uses are allowed on a lot when the uses are all allowed in the district and the standards for all uses on the lot may be met.

ADDITIONAL STANDARDS

Use Category Specific Use	RESIDENTIAL						MIXED USE								COMMERCIAL & INDUSTRIAL			INSTITUTIONAL & OPEN SPACE			Defintions/ Use Standards		
	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	IX-6	IX-8	CG	IL	IH	INS		CEM	OS
RESIDENTIAL USES																							
Household Living																							3.3.2.A
Single-unit living	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	P	-	-	P	-	-	
Two-unit living	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	P	-	-	P	-	-	
Multi-unit living (3-6 units)	-	-	-	-	-	P	P	P	P	P	P	P	-	-	P	P	P	-	-	P	-	-	
Multi-unit living (7-12 units)	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Multi-unit living (13+ units)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Manufactured home park	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Live-work	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-	3.4.1.A
Group Living																							3.3.2.B
General group living	-	-	-	-	-	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	-	-	
Co-housing	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	
Senior care	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Special Needs Housing																							3.3.2.C
Emergency housing	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.B
Permanent supportive housing	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.B
Transitional housing	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.B
PUBLIC & INSTITUTIONAL USES																							
Civic																							3.3.3.A
General civic (up to 15,000 sf)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P	
General civic (15,000+ sf)	-	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P	
Religious assembly (up to 15,000 sf)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-	
Religious assembly (15,000+ sf)	-	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
Day Care																							3.3.3.B
General day care (up to 12 people)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	
General day care (13 or more people)	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-	

KEY: **P** Use Allowed By-Right | **C** Conditional Use Permit Required | ***** Use Standards apply | **-** Use Not allowed

Additional
standards
apply

ADDITIONAL STANDARDS

ARTICLE 3. USE PROVISIONS
SPECIFIC USE STANDARDS

SEC. 3.4. SPECIFIC USE STANDARDS

3.4.1. Residential Uses

A. Live-Work

1. General

- a. At least 1 person engaged in the live-work must reside in the dwelling unit in which the live-work business is located as their primary place of residence.
- b. Except in a Residential District, the nonresidential activity is limited to the nonresidential uses allowed in the district.

2. Residential Districts

- a. A live-work unit cannot exceed 1,500 square feet in floor area.
- b. The nonresidential activity is limited to the following uses:
 - i. General food and beverage.
 - ii. General medical.
 - iii. General office.
 - iv. General personal service.
 - v. General retail.

B. Special Needs Housing

1. Intent

The purpose of this Section is to establish a process for review and approval of emergency, transitional, and permanent supportive housing uses in order to reduce the number of individuals and families in the City experiencing homelessness or obtaining affordable housing.

2. Housing Types

The following housing types are subject to these provisions:

- a. Emergency housing, provided through:
 - i. A building, or portion of a building;
 - ii. An assemblage of two or more tiny home units;
 - iii. A tent encampment, which means a group of small, portable tents or similar forms of shelter on a property, where each tent is intended to provide shelter for no more than 2 individuals or a family; or
 - iv. A safe parking area.
- b. Transitional housing, provided through:

ARTICLE 3. USE PROVISIONS
SPECIFIC USE STANDARDS

- i. A building, or portion of a building; or
- ii. An assemblage of 2 or more tiny home units.
- c. Permanent supportive housing, provided through:
 - i. A building, or portion of a building; or
 - ii. An assemblage of 2 or more tiny home units.
- d. A single property may contain a combination of emergency housing, transitional housing, and permanent supportive housing uses so long as they are under common ownership and comply with the rest of the provisions of this Code.

3. Location

- a. A property with an emergency housing, transitional housing, or permanent supportive housing use must be located no more than 2,640 feet from a public transit stop.
- b. A property with an emergency housing, transitional housing, or permanent supportive housing use must be located no less than 1,320 feet from any property with an emergency housing, transitional housing, or permanent supportive housing use.
- c. A property providing an emergency housing, transitional housing, or permanent supportive housing use through a building, or portion of building, can only be located in a **R-73 Multi-family Residential District, RO-2 Residential-Office District, I Institutional District, B-1 Neighborhood Business District, B-2 Community Business District, B-3 General Business District, B-4 Central Business District, OS Office-Service District, RP Research Park District, or M-1 Light Industrial District** as permitted in this Code, and subject to all other provisions of the zoning district.
- d. A property providing an emergency housing, transitional housing, or permanent supportive housing use through an assemblage of 2 or more tiny home units can only be located in a **B-3 General Business District or M-1 Light Industrial District** and is subject to all other provisions of the zoning district.
- e. A property providing an emergency housing use through a tent encampment can only be located in a **B-3 General Business District or M-1 Light Industrial District**, and is subject to all other provisions of the zoning district.
- f. A property providing an emergency housing use through a safe parking area can only be located in a **R-73 Multi-family Residential District, RO-2 Residential-Office District, I Institutional District, B-1 Neighborhood Business District, B-2 Community Business District, B-3 General Business District, B-4 Central Business District, OS Office-Service District, or M-1 Light Industrial District**, and is subject to all other provisions of the zoning district.

4. Capacity

The maximum number of individuals residing in emergency housing, transitional housing, or permanent supportive housing on a property must at all times be in compliance with all applicable provisions of building, fire, health, and zoning codes.

ACCESSORY USES

Use Category Specific Use	RESIDENTIAL						MIXED USE								COMMERCIAL & INDUSTRIAL			INSTITUTIONAL & OPEN SPACE			Defintions/ Use Standards			
	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	IX-6	IX-8	CG	IL	IH	INS		CEM	OS	
General waste-related	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-		
Recycling center, neighborhood	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	-		
ACCESSORY																							Sec. 3.5	
Accessory dwelling unit (ADU)	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	-	-	-	P	-	-		
Drive-through	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-		
Farmer's market	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-		
Family day home care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	P	-	-		
Home occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	P	-	-		
Home-based business	P	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	P	-	-		
Outdoor dining	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-		
Outdoor display	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-		
Outdoor storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-		

KEY: **P** Use Allowed By-Right | **C** Conditional Use Permit Required | * Use Standards apply | - Use Not allowed

B. Accessory Uses and Structures Not Listed

1. An accessory use or structure not specifically listed in [3.2.2. Permitted Use Table](#) is not allowed unless the Administrator determines the use:
 - a. Is clearly incidental to and customarily found in connection with an allowed principal use;
 - b. Is subordinate to and serving an allowed principal use;
 - c. Is subordinate in area, extent and purpose to the principal use served; and
 - d. Is located on the same lot as the principal use served.

USE DISCUSSION QUESTIONS (FOR MAY)

- + Should **small commercial uses** (limited sf) be allowed within **RA** or **RD**? If so, should they only be on the **ground floor of a residential building**? Or could they be on an **upper floor**, or **free-standing**?
- + Is there a need for a **very small/light industrial use** (e.g. a **'maker space'**)? Could it be allowed in **MX** districts, or only **IX/IL**?
- + Is the range of uses allowed within **IX** too broad or not broad enough? Should it be weighted more toward **industrial** or to **mixed use**?
- + Is the range of uses allowed within the **INS** too broad or not broad enough? Is there a problem with allowing **residential uses** there?
- + What types of **'problem'** uses concern you? Where should they be **restricted or prohibited**?
- + Where should **vehicle service/fueling stations** be allowed? Do you agree with what is being shown?