



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Richmond 300: Code Refresh

Inclusive Housing Working Group Meeting #1



May 7, 2025

Welcome and Orientation

Room Orientation

- Staff and Zoning Advisory Council
- Restrooms and Exits
- Refreshments
- Parking Board

Working Group Purpose

- Advise the Zoning Advisory Council and PDR staff
- Review the materials related to the Code Refresh process, through the lens through the lens of one of five topic areas from Richmond 300
- Determine what may be missing or inconsistent with the policies related to each topic area in the Code Refresh
- Provide subject matter expertise

What is the process?

FEBRUARY 2024 - MAY 2024

PHASE 1
PROJECT INITIATION

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

MAY 2024 - FEBRUARY 2025

PHASE 2
PATTERN BOOK

Analysis of existing and traditional urban and architectural form.

PHASE 3
ZONING ORDINANCE FRAMEWORK

Analysis of existing ordinance.

PHASE 4
ZONING DISTRICTS FRAMEWORK

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

MARCH 2025 - SPRING 2026

PHASE 5
DRAFT & FINAL ZONING ORDINANCE

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

We are here!

What is the process?



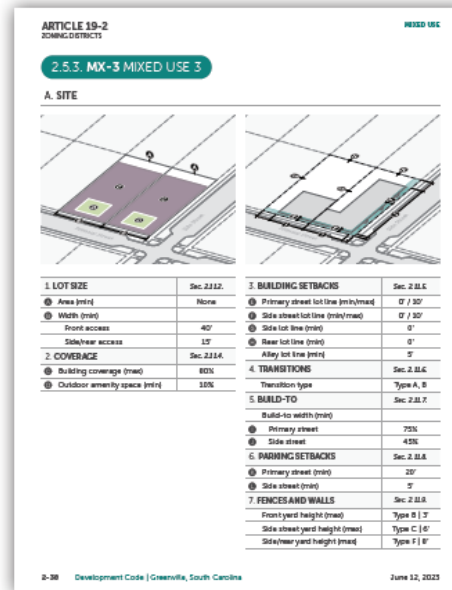
We are here!

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

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

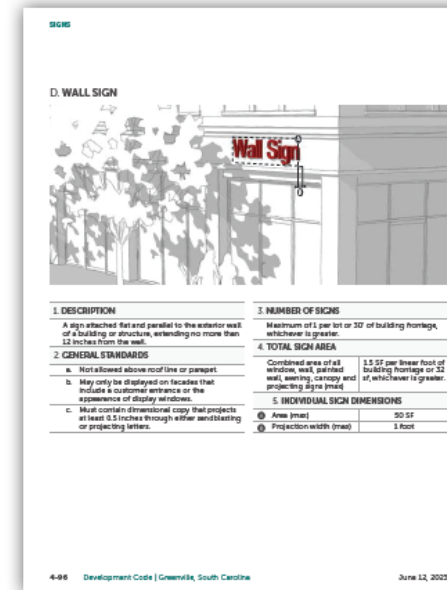
+ Three modules will then be revised and assembled as a complete draft.

MODULE 1: DISTRICTS, USES & MAPS



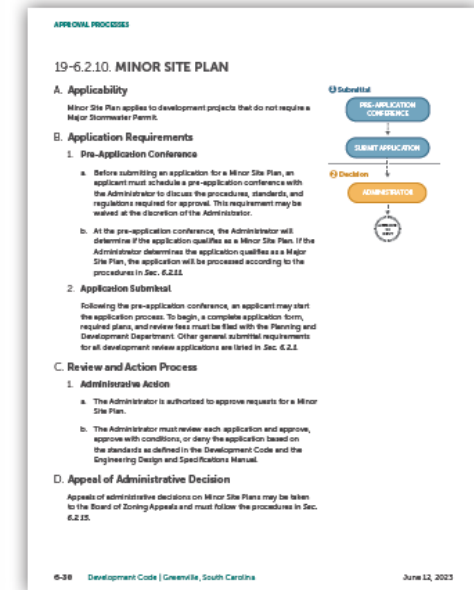
Full zoning districts, use matrix and zoning maps

MODULE 2: DEVELOPMENT STANDARDS



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

MODULE 3: ADMINISTRATION & OTHER PROVISIONS



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

Working Group Ground Rules

- Engage in open dialogue
- Participate as individuals and share when representing your organization.
- Refrain from speaking on behalf of the Council
- Attend meetings and read materials
- Everyone participate in the conversation and share your advice
- Try to be succinct to allow others time to speak

Agenda Review

5:30 PM	Welcome & Orientation
5:40 PM	Ice Breaker Activity
5:50 PM	Background Presentation
6:10 PM	Small Group Discussion
7:10 PM	Small Group Report Back
7:30 PM	Adjournment

Meeting Objectives

- Understand the connection between the strategies of Richmond 300 and the Code Refresh project
- Learn about Code Refresh Module 1 Content
- Review the content of Module 1 focusing on major changes between the existing and proposed ordinance.

Icebreaker

Describe the housing in your community and why you chose to live there.

Richmond 300

Inclusive Housing

Inclusive Housing Topic Vision

Richmond is a city where all people can access quality housing choices.

By preserving and increasing housing options, Richmond supports existing and new residents, regardless of income. As the city grows, Richmond provides options to existing residents, preventing involuntary displacement and reducing housing disparities. Housing is the foundation of inclusive Richmond neighborhoods that are walkable with adequate linkages to services, goods, and open spaces.





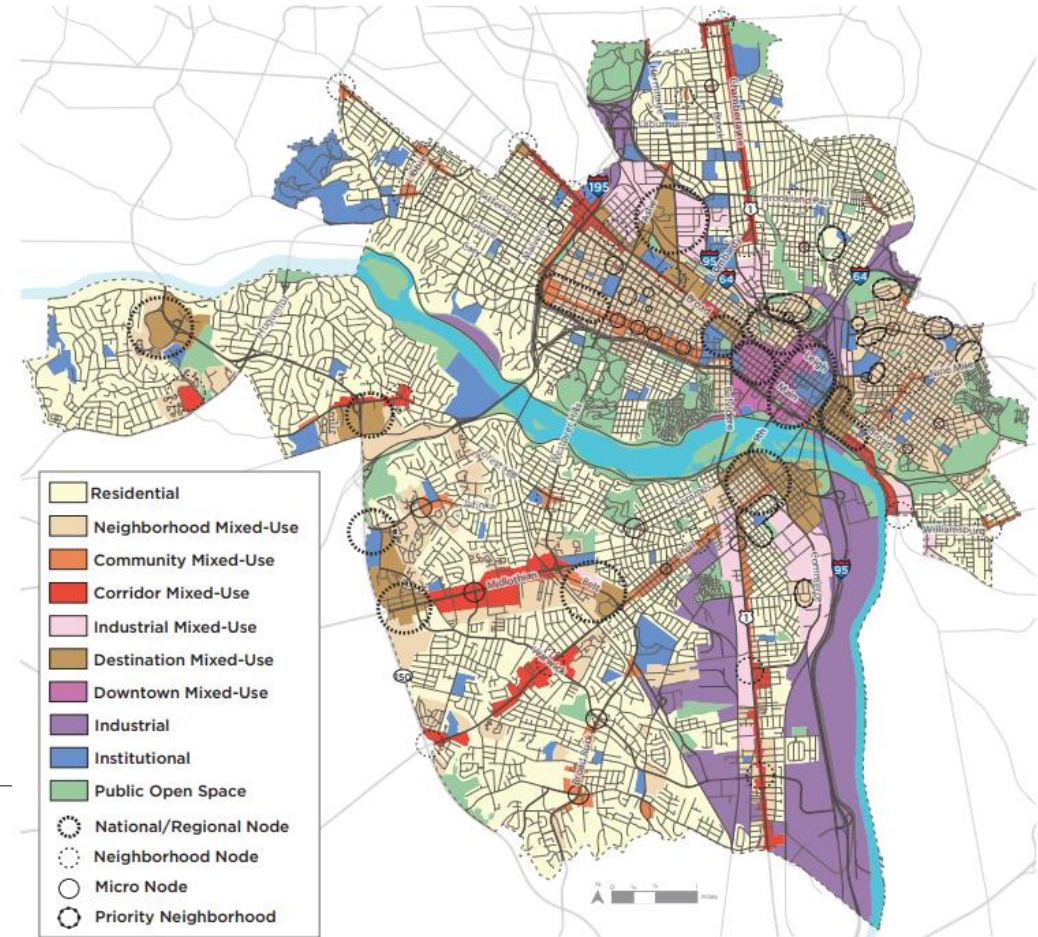
Goal 14: Housing

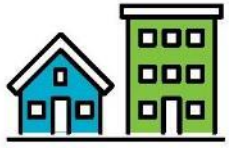
Preserve, expand, and create mixed income communities, by preserving existing housing units and developing new ones—both renter- and owner-occupied—throughout the city.

More Housing Types

Objective 14.5: Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 41) by amending the Zoning Ordinance.

- Rezone corridors, Nodes, and Priority Neighborhoods consistent with the Future Land Use Plan (see Goal 1).
- As part of the Zoning Ordinance update, revise the Affordable Dwelling Unit density bonus process to make it easier to accomplish.
- Allow the development of middle housing (2- to 4-unit buildings) by-right within a half mile of high-frequency transit stops.





Goal 14: Housing

Preserve, expand, and create mixed income communities, by preserving existing housing units and developing new ones—both renter- and owner-occupied—throughout the city.



Homelessness

Objective 14.2: Ensure that homelessness is rare, brief, and one-time.

10,000 Units

Objective 14.3: Create 10,000 new affordable housing units for low- and very low-income households over the next 10 years.



Mixed-income Communities

Objective 14.4: Increase the number of mixed-income communities along enhanced transit corridors.



Mobile Home Parks

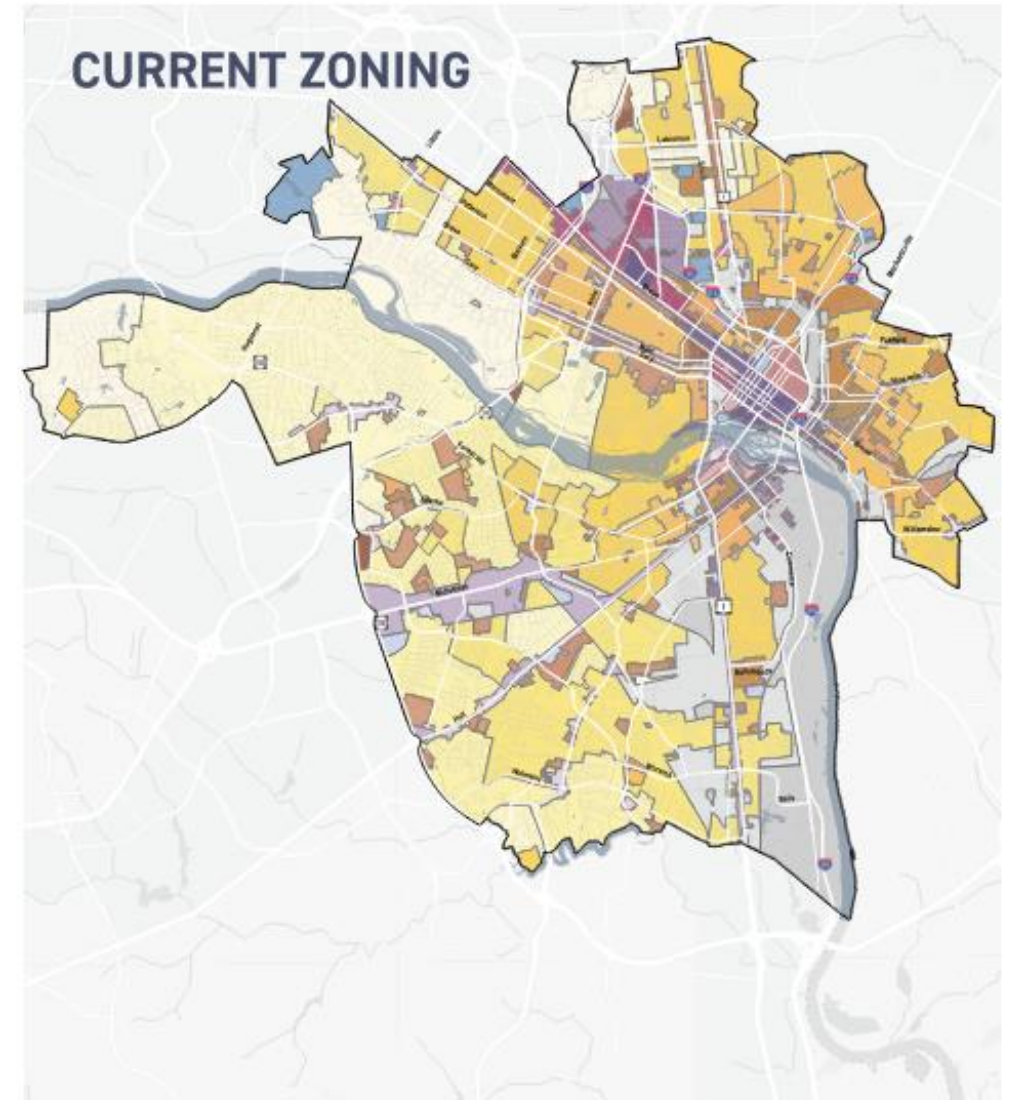
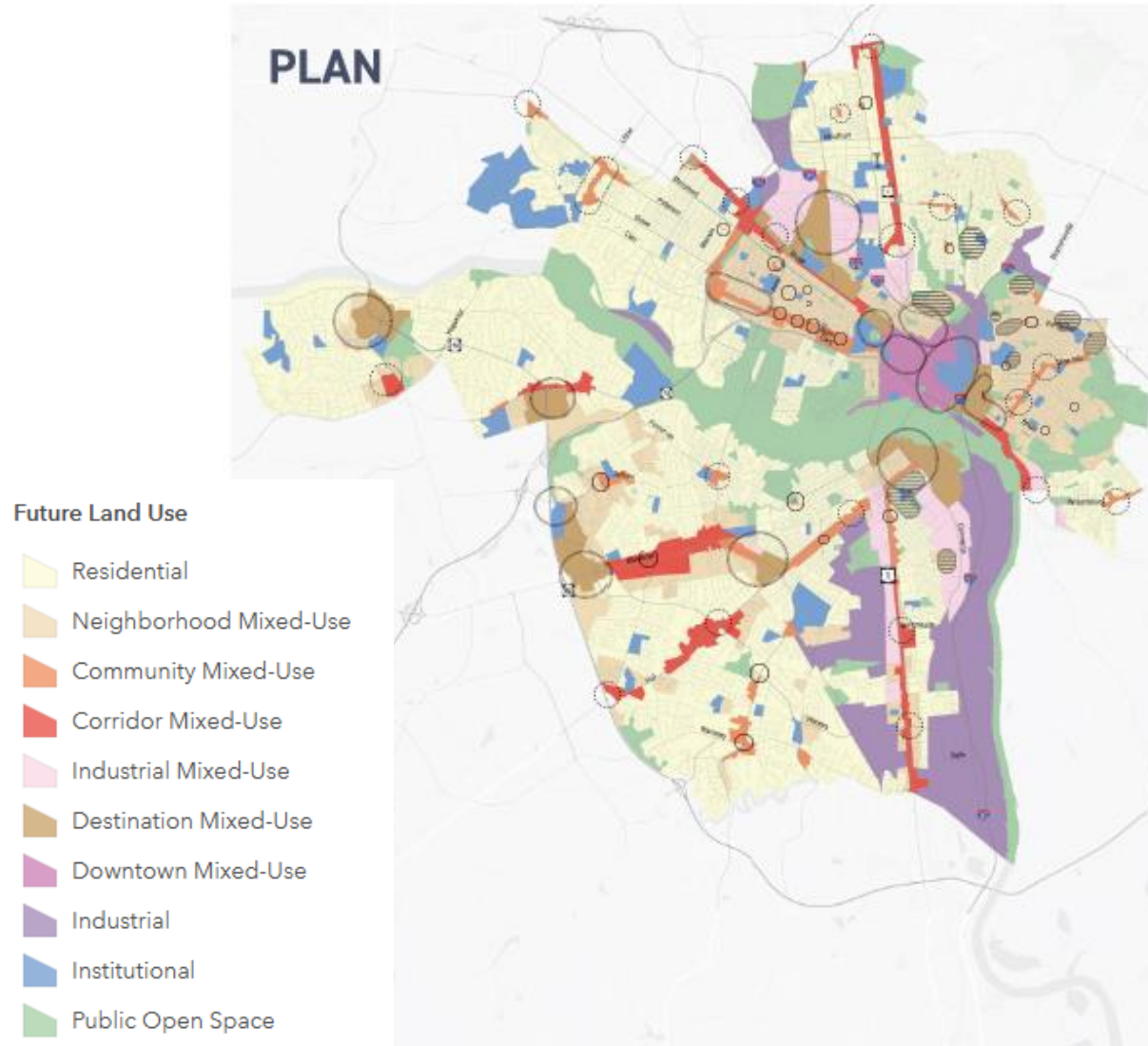
Objective 14.7: Re-imagine the future of manufactured home parks.

Age In Place

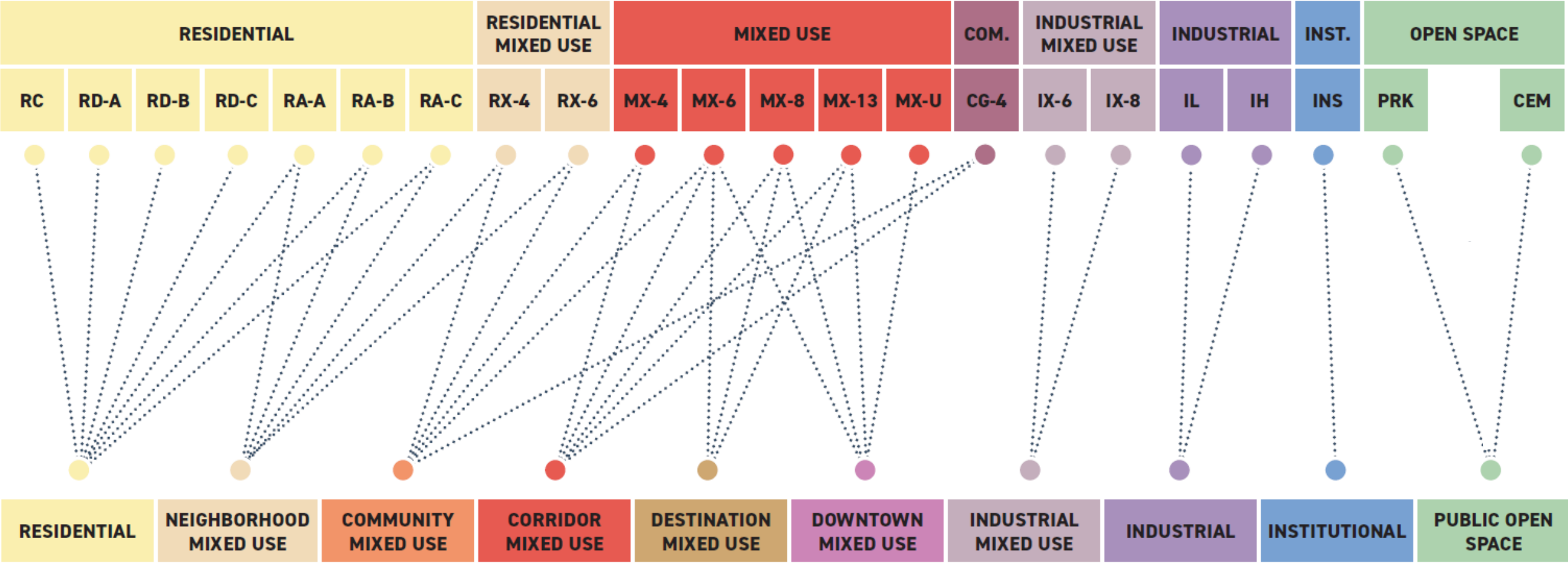
Objective 14.9: Assist households that desire to age in place in their neighborhoods.

Draft Zoning Districts

Draft Framework



Preliminary Zoning Districts



RICHMOND 300 LAND USES

Residential Detached Districts

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 and an ADU on a lot no less than **90 feet in width**, includes single family detached houses, duplexes, & ADUs

RD-B
Residential Detached - Medium



Allows up to 2 units and an ADU on a lot no less than **50 feet in width**, includes single family detached houses, duplexes, & ADUs

RD-C
Residential Detached - High



Allows up to 2 units and an ADU on a lot no less than **25 feet in width**, includes single family detached houses, duplexes, & ADUs

Residential Attached Districts

RA-A
Residential Attached - Low



Allows up to **2 units and an ADU in a building**, includes single-family detached houses, duplexes, & rowhouses. Also allows limited commercial.

RA-B
Residential Attached - Medium



Allows up to **6 units and an ADU in a building**, includes single-family detached houses, duplexes, rowhouses, multiplexes. Also allows limited commercial.

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. Also allows limited commercial.

Mixed-Use Districts

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**

Mixed-Use Districts

MX-8
Mixed Use - 8



Allows up to an **8-story residential building** – also allows ground floor commercial

MX-13
Mixed Use - 13



Allows up to a **13-story residential building** – also allows ground floor commercial

MX-U
Mixed Use - Unlimited



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

Mixed-Use Districts

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 a **8-story** residential, commercial, light industrial or mixed-use building

Commercial and Industrial Districts

IL
Industrial Light



IH
Industrial Heavy



CG-4
Commercial General - 4



Institutional and Open Space

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

OS
Open Space



Publicly-owned open space that serves passive and active recreational needs of the community, includes parks, playgrounds, sport fields, dog parks, & conservation areas

CEM
Cemetery



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

Small Group Discussion

1. Definition of Family

The existing zoning ordinance defines family in § 30-1220.33 of City Code which limits the number of unrelated persons living in a single-family dwelling. The draft ordinance does not define family and limits residential occupancy of a dwelling unit to a household which is defined as one or more persons living together.

Should the zoning ordinance regulate dwelling unit occupancy? If so, should the limits be changed from the existing?

1. Definition of Family

Existing Definition of Family per § 30-1220.33 of City Code:

.33 Family shall consist of persons living together as a single housekeeping unit and shall include any of the following:

- 1) One or more persons related by blood, marriage, legal guardianship or adoption, including foster children;
- 2) Not more than three unrelated persons or a combination of related and unrelated persons;
- 3) Two unrelated adults plus children related to one or both adults by blood, marriage, legal guardianship or adoption, including foster children;
- 4) No more than eight individuals with mental illness, intellectual disability, or developmental disabilities, with one or more resident or nonresident staff persons, occupying a single dwelling unit or other residential facility for which the Department of Behavioral Health and Developmental Services of the Commonwealth is the licensing authority pursuant to the Code of Virginia. Mental illness and developmental disability shall not include current illegal use of or addiction to a controlled substance as defined in Code of Virginia, § 54.1-3401;
- 5) No more than eight aged, infirm or disabled persons, with one or more resident counselors or other staff persons, occupying a single dwelling unit or other residential facility for which the Department of Social Services of the Commonwealth is the licensing authority pursuant to the Code of Virginia;
- 6) No more than eight handicapped persons, as defined by the Federal Fair Housing Act, occupying a single dwelling unit, and in addition thereto may include one or more resident counselors or other staff persons.

2. Residential Cottage District

The R-C Residential Cottage zoning district is proposed to replace the existing R-MH Mobile Home District but could be used for other forms of small home development.

What are your thoughts on the district standards and the potential for this district?



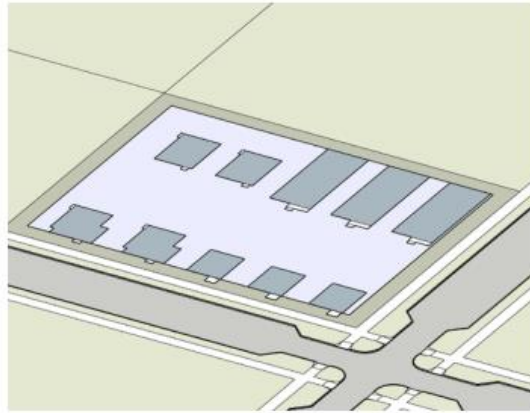
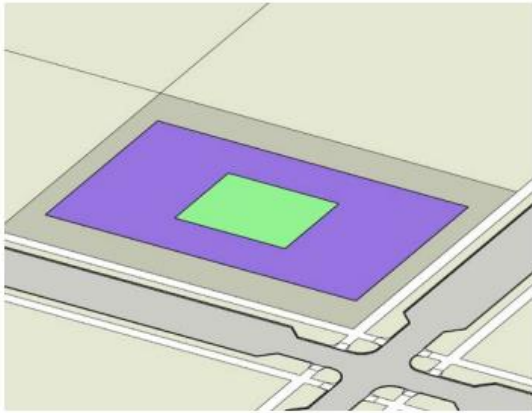
Clusters of small detached houses that could include manufactured and tiny home parks, & cottage courts

2. Residential Cottage District

2.2.2. R-C RESIDENTIAL COTTAGE

R-C

A. Lot Standards



1. Lot Size	
A Lot area (min)	20,000 SF
B Lot width (min)	100'
2. Dwelling Units	
Dwelling units per building (max)	1
3. Coverage	
C Building coverage (max)	60%
D Amenity space (min)	10%

4. Building Setbacks	
E Primary street (min)	10'
F Side street (min)	10'
G Side (min)	10'
H Rear (min)	10'
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

B. Building Standards



1. Massing	
A Building height (max)	1.5 stories / 18'
Building width (max)	n/a
Building floor area (max)	1,200 SF
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

3. Special Needs Housing

The draft use regulations propose to permit Special Needs Housing in more districts than the existing zoning ordinance allows. What are your thoughts on this change? Should there be different use standards in different districts such as capacity limits and buffering?

Use Category Specific Use	RESIDENTIAL							MIXED USE								COMMERCIAL & INDUSTRIAL			INSTITUTIONAL & OPEN SPACE			Definitions/ 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																							
Special Needs Housing																							3.3.2.C
Emergency housing	P*	P*	P*	P*	P*	P*	P*	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*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.B
Transitional housing	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-	3.4.1.B

4. Group Living

The draft zoning ordinance defines new group living uses including co-housing and senior care. Are these defined uses needed and are they proposed to be permitted in the appropriate districts?

Use Category Specific Use	RESIDENTIAL							MIXED USE								COMMERCIAL & INDUSTRIAL			INSTITUTIONAL & OPEN SPACE			Definitions/ 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																							
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	-	-	

4. Group Living

Proposed Group Living Use Category (p. 3-11 of Draft Use Provisions)

Group Living Use Category

Residential occupancy of a building by a group of people that does not meet the definition of household living. Tenancy is arranged for 30 days or more. Generally, group living facilities have a common eating area for residents and residents may receive care, training or treatment. Group living is consolidated into the following specific uses:

- 1. General Group Living:** Group living uses that provide for a variety of group living arrangements. Typical examples include boarding house, dormitory, fraternity or sorority house, monastery or convent, and single-room occupancy (SRO) housing, and sober living.
- 2. Co-Housing:** Site or building where residents live in private homes or rooms clustered around shared indoor spaces, such as cooking or laundry facilities.
- 3. Senior Care:** Senior living with in-patient nursing care, where residents can receive on-going care and supervision. Designed for older adults who may need health care supervision, but not hospitalization. Typical examples include convalescent, nursing, or rest home, and assisted living.

Next Steps

- Next Inclusive Housing Working Group will be during the roll out of Module 2 in July or August.
- Email richmond300@rva.gov with additional questions from Module 1
- Tune into the next ZAC meeting on 5/14 from 4-6:30pm at City Hall or online at <https://bit.ly/CodeRefreshAC>
- Let us know if there is a meeting for staff to attend
- Stay tuned for public meeting dates at the end of June