



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Richmond 300: Code Refresh

Thriving Environment Working Group Meeting #1



May 12, 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?



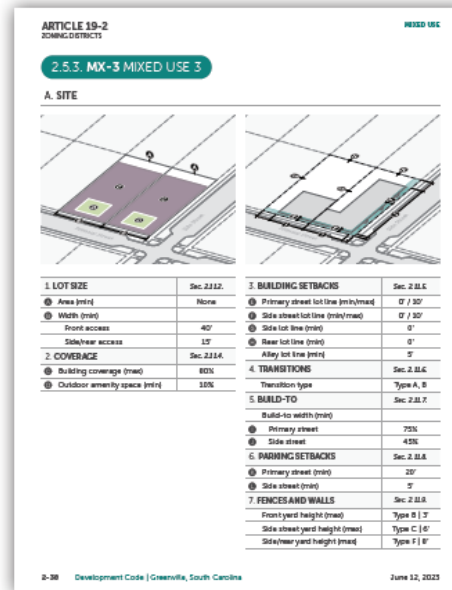
We are here!

+ 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.

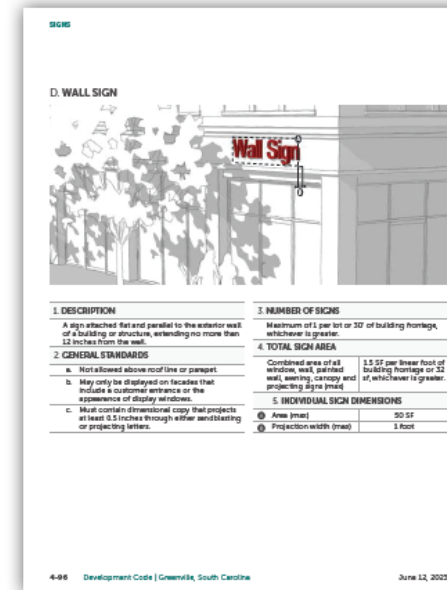
+ Three modules will then be revised and assembled as a complete draft.

MODULE 1: DISTRICTS, USES & MAPS



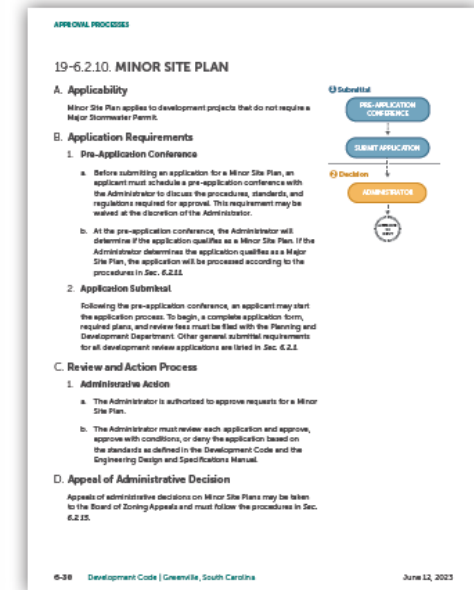
Full zoning districts, use matrix and zoning maps

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

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 district standards and proposed use regulations

Agenda Review

4:00 PM	Welcome & Orientation
4:10 PM	Ice Breaker Activity
4:20 PM	Background Presentation
4:40 PM	Small Group Discussion
5:40 PM	Small Group Report Back
6:00 PM	Adjournment

Icebreaker

Describe your connection to the City of Richmond and why you think this working group is important.

Richmond 300

Thriving Environment

Thriving Environment Topic Vision

Richmond is a sustainable and resilient city with healthy air, clean water, and a flourishing ecosystem.

Carbon emissions are low, air and water quality are high, and city-wide solid waste production is minimal. The City is positively adapting to the effects of a changing climate, with a built environment that enhances and protects natural assets, including the James River. All residents have equitable access to nature and a healthy community.





Goal 15: Clean Air

Improve air quality within the city and the region, achieve a 45% reduction in greenhouse gas emissions within the city by 2030, and achieve net zero greenhouse gas emissions within the city by 2050 via RVAgreen 2050.



Transportation Pollution
Objective 15.1: Reduce air pollution related to transportation.



City Infrastructure and Facilities Pollution
Objective 15.2: Reduce air pollution related to City infrastructure and facilities.



Private Building Pollution
Objective 15.3: Reduce air pollution related to private buildings.



Waste
Objective 15.4: Reduce the amount of waste going to landfills.



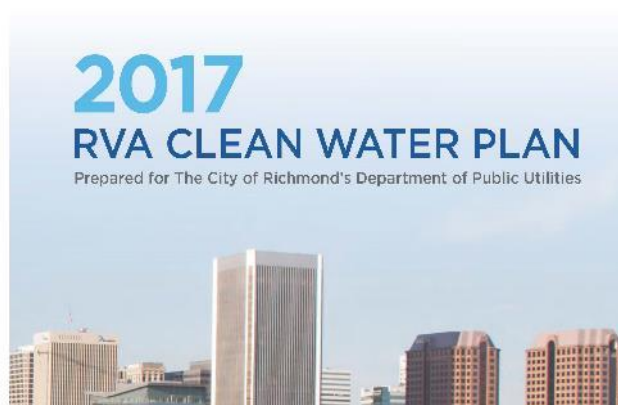
Goal 16: Clean Water

Improve local water quality and manage the built environment to enhance and protect natural assets such as the James River.



Streams

Objective 16.1: Restore all streams to healthy riparian areas.



Conservation

Objective 16.2: Place an additional 100 acres under conservation easement, prioritizing conservation of land that creates connected green corridors.



Water Use

Objective 16.3: Reduce water consumption by 10% per capita.



Green Infrastructure

Objective 16.4: Increase green stormwater infrastructure throughout the city, prioritizing areas with a high heat vulnerability index score.



Goal 17: Resilient and Healthy Communities

Positively adapt to the effects of a changing climate via RVAgreen 2050, and ensure that all residents have equitable access to nature and a healthy community.

Park Access

Objective 17.1: Increase the percentage of Richmonders within a 10-minute walk of quality open space to 100%, prioritizing low-income areas with a high heat vulnerability index rating, with a long-term goal of having all Richmonders within a 5-minute walk of a quality open space, as shown in Figure 41 and Figure 42.

Tree Canopy

Objective 17.2: Increase city-wide tree canopy from 42% to 60% (see Figure 43) and seek to achieve a 30% tree canopy in all neighborhoods, prioritizing areas with a high heat vulnerability index rating and low tree canopy coverage.

Urban Heat

Objective 17.3: Reduce urban heat, prioritizing areas with a high heat vulnerability index rating.

Food Access

Objective 17.4: Expand access to the local healthy food system, prioritizing residents in low-income areas.

Rain Events

Objective 17.5: Reduce the impact from heavy rainfall events and sea level rise.

Infrastructure Resiliency

Objective 17.6: Increase the resiliency of infrastructure and community assets.

Biodiversity

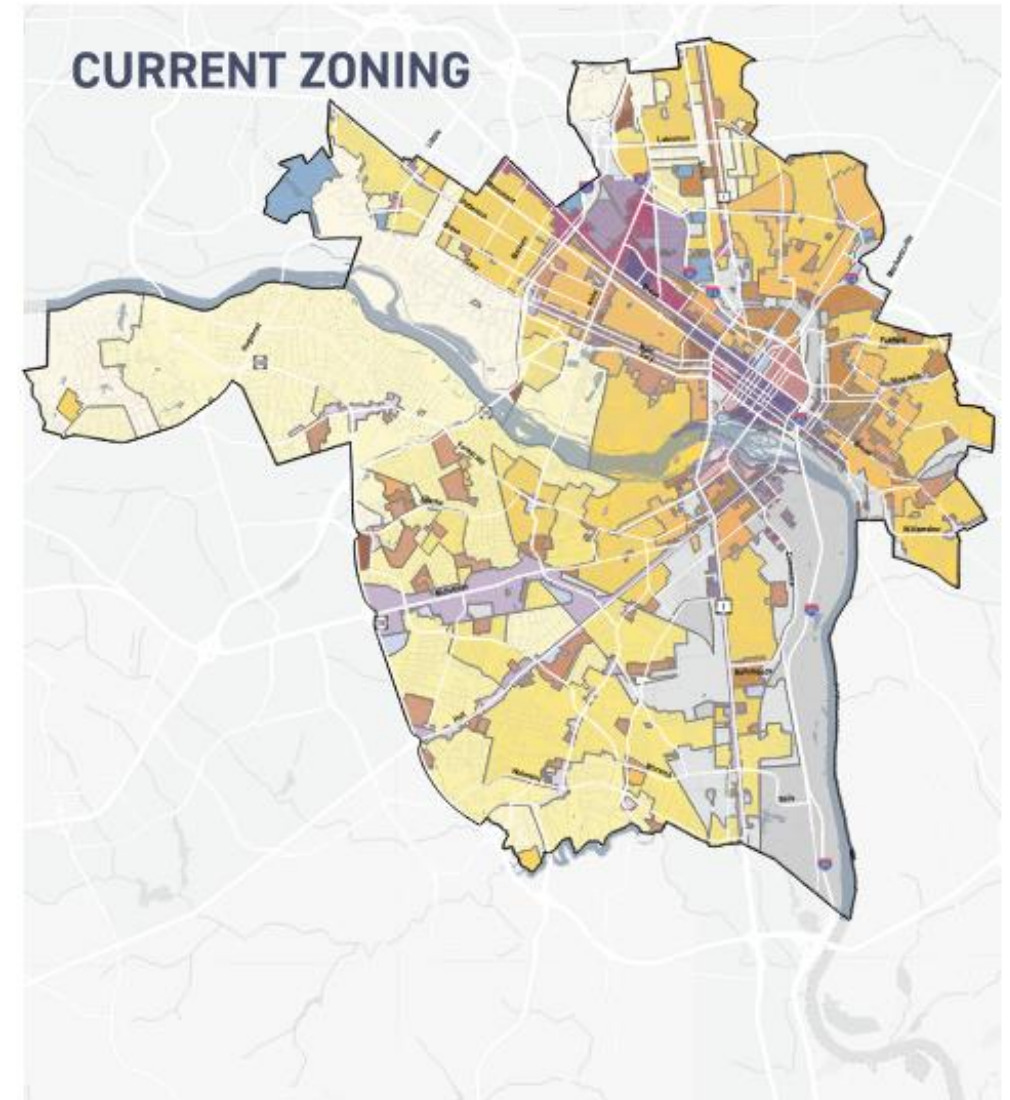
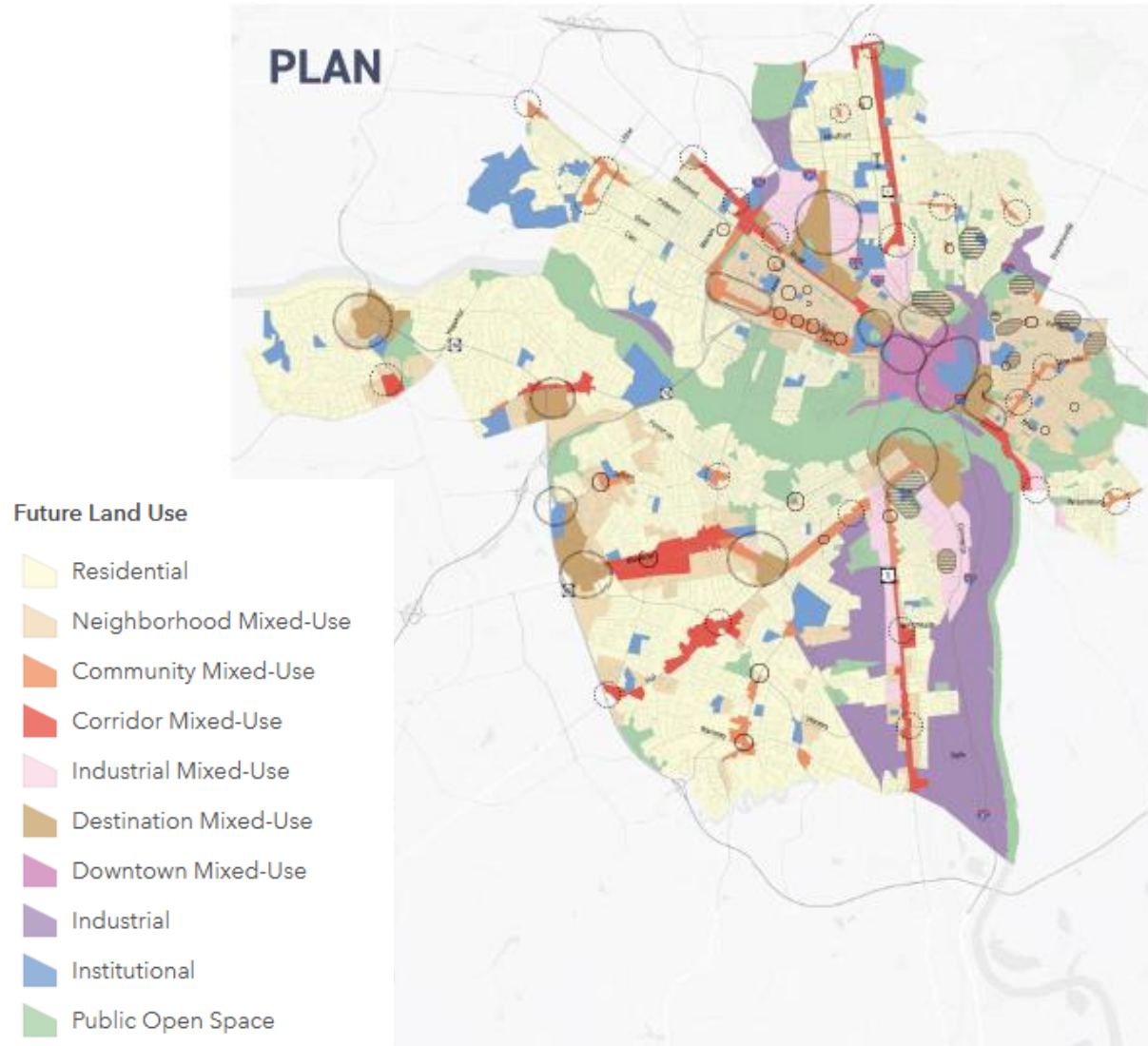
Objective 17.7: Increase and enhance biodiversity within Richmond.

Light Pollution

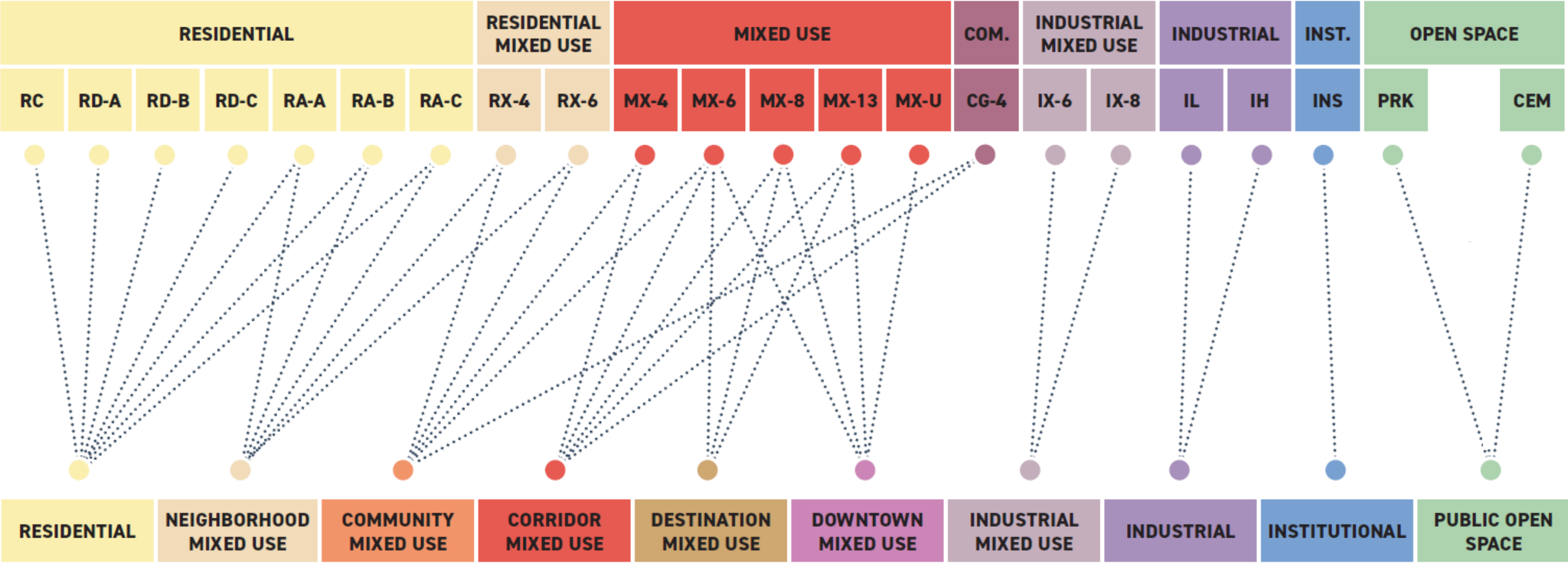
Objective 17.8: Reduce light pollution

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



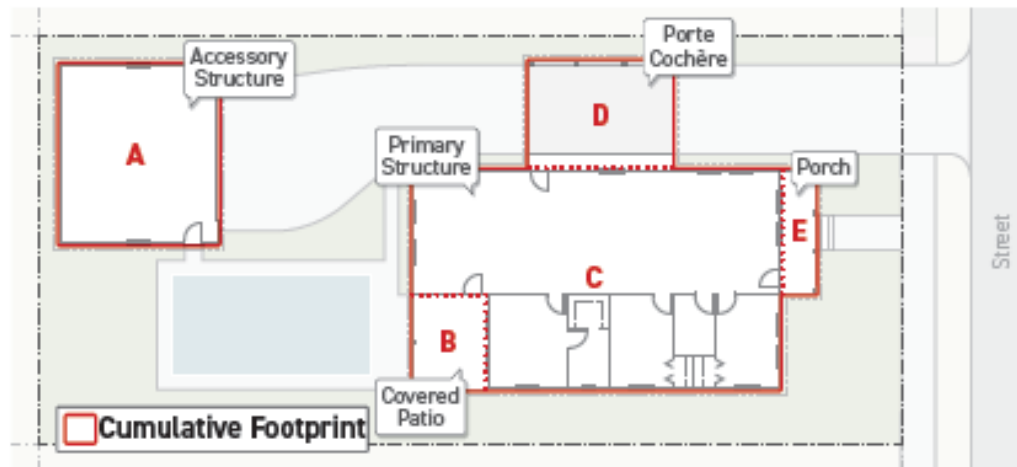
Open space used to bury remains and memorialize the deceased that could include chapels and mausoleums.

Small Group Discussion

1. Zoning District Rules of Interpretation

Discussion of the district standards and rules of interpretation and whether they support the goals and objectives of the Thriving Environment Chapter of Richmond 300.

Building Coverage: Does the definition make sense? Are the requirements adequate to meet the goals of Richmond 300?



$$\begin{array}{r} \text{Area A} \\ + \text{Area B} \\ + \text{Area C} \\ + \text{Area D} \\ + \text{Area E} \\ \hline \text{Cumulative} \\ \text{Structure} \\ \text{Footprint} \end{array} \quad \begin{array}{r} \text{(Cumulative} \\ \text{Structure} \\ \text{Footprint)} \\ \div \\ \text{(Total Lot Area)} \\ \hline \text{Building Coverage} \end{array}$$

1. Zoning District Rules of Interpretation

Amenity Space:

Does the new definition make sense? Are the requirements adequate to meet the goals of Richmond 300?



2. Use Standards: Agriculture

Use Category Specific Use	RESIDENTIAL						MIXED USE								COMMERCIAL & INDUSTRIAL			INSTITUTIONAL & 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	IX-6	IX-8	CG	IL	IH	INS	CEM	OS
Agriculture																						
Greenhouse or nursery	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-
Indoor growing system	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Urban garden	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P

A. Urban Garden

1. Activities and operations must be conducted between the hours of 7 AM and 9 PM.
2. Mechanized equipment similar in scale to that designed for household use must be used.
3. Use of larger mechanized equipment is not allowed; provided, however, that during the initial preparation of the land heavy equipment can be used.
4. The on-site sale of food crops and/or non-food, ornamental crops grown on-site is allowed up to 12 days per year.
5. **Keeping of animals?**

2. Use Standards: Utility Services

Use Category Specific Use Utility Service	RESIDENTIAL						MIXED USE								COMMERCIAL & INDUSTRIAL			INSTITUTIONAL & 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	IX-6	IX-8	CG	IL	IH	INS	CEM	OS
Minor utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P
Major utility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-
Electric/gas substation	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	C
Wireless communications facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	C
ACCESSORY USES																						
Solar energy, small-scale	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-
Wind energy, small-scale	P*	P*	P*	P*	P*	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

2. Use Standards: Waste Related

Use Category Specific Use	RESIDENTIAL							MIXED USE								COMMERCIAL & INDUSTRIAL			INSTITUTIONAL & 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	IX-6	IX-8	CG	IL	IH	INS	CEM	OS
Waste-Related																						
General waste-related	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-
Recycling center, neighborhood	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	-

Waste-Related Use Category: Uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary waste, or uses that manufacture or produce goods or energy from the composting of organic material. Waste-related is consolidated into the following specific uses:

1. General Waste-Related: Waste-related uses that receive nonhazardous solid or liquid wastes from others for disposal on the site or for transfer to another location. Typical examples solid waste disposal, landfill, transfer station, scrapyard, junk or salvage yard, scrap-metal processing, recycling facility including recyclable material storage, construction material recycling.

2. Recycling Center, Minor: Waste-related use with a recycling operation, up to 4,000 square feet of gross floor area, conducted completely indoors or involving outdoor operations with materials stored in containers located entirely in a fenced yard.

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