

RICHMOND 300 ZONING CODE REFRESH

Draft Uses Discussion and Mapping Presentation
May 2025 ZAC Meeting



TODAY'S PRESENTATION

1 Draft Use Discussion

2 Introduction to Draft Mapping

DRAFT USE DISCUSSION

DRAFT 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-3	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

SEC. 3.3. USE DEFINITIONS

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.

3.3.2. Residential Uses

A. Household Living Use Category

Residential occupancy of a dwelling unit by a household. A household is considered one or more persons living together in a dwelling unit, with common access to, and common use of, all living, kitchen, and eating areas within the dwelling unit. Tenancy is arranged for 30 days or more. Household living is consolidated into the following specific uses:

1. Single-Unit Living

One dwelling unit in a single building.

2. Two-Unit Living

Two dwelling units in a single building.

3. Multi-Unit Living

For a residential building, 3 or more dwelling units in a single building is considered multi-unit living. For a building with a nonresidential use, any dwelling unit located within the building is considered multi-unit living.

4. Manufactured Home Park

A property that contains or is intended for the long-term location of manufactured homes that may include services and facilities for the residents.

5. Live/Work

A dwelling unit within which an occupation, profession, business or enterprise is conducted in conjunction with the living space of the owner or operator of such occupation, profession, business or enterprise, and which constitutes a principal use and does not otherwise meet the definition of home occupation.

B. 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.

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:

- 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.

GENERAL

- + Does the **new approach** to regulating uses by **use categories make sense**? Do you have any specific **questions** or **concerns about the approach**? Are we missing anything, is anything grouped with something it shouldn't have been?
- + Is the approach to **identifying specific uses** that require **additional standards** (P*/C*) intuitive to you? Is it **understandable**?
- + Are the **size categories** (such as up to 15,000 SF or up to 12 people) for specific uses **working for you**? Are we missing any categories, big box commercial, for example?
- + Did we **miss pulling out any individual uses**, or do some uses seem **unnecessary** or **redundant**?

MIXING OF USES

- + Should **small commercial uses** be allowed by-right within **RA-** or **RD-**? If so, should they only be on the **ground floor**? Or could they extend into **upper stories**, or can they be **free-standing**? On **corner lots** only?
- + Is the range of uses allowed within the **INS** too broad or not broad enough? Is there a problem with allowing **residential uses** there?
- + Is there a need for a **very small/light industrial use** (maker space - low impact industrial up to 1,500 SF)? Could proposed in **RX-** and **MX-** districts, or only **IX-**?
- + Is the range of uses allowed within **IX-** too broad or not broad enough? Should it be weighted more toward **industrial** or to **residential**?

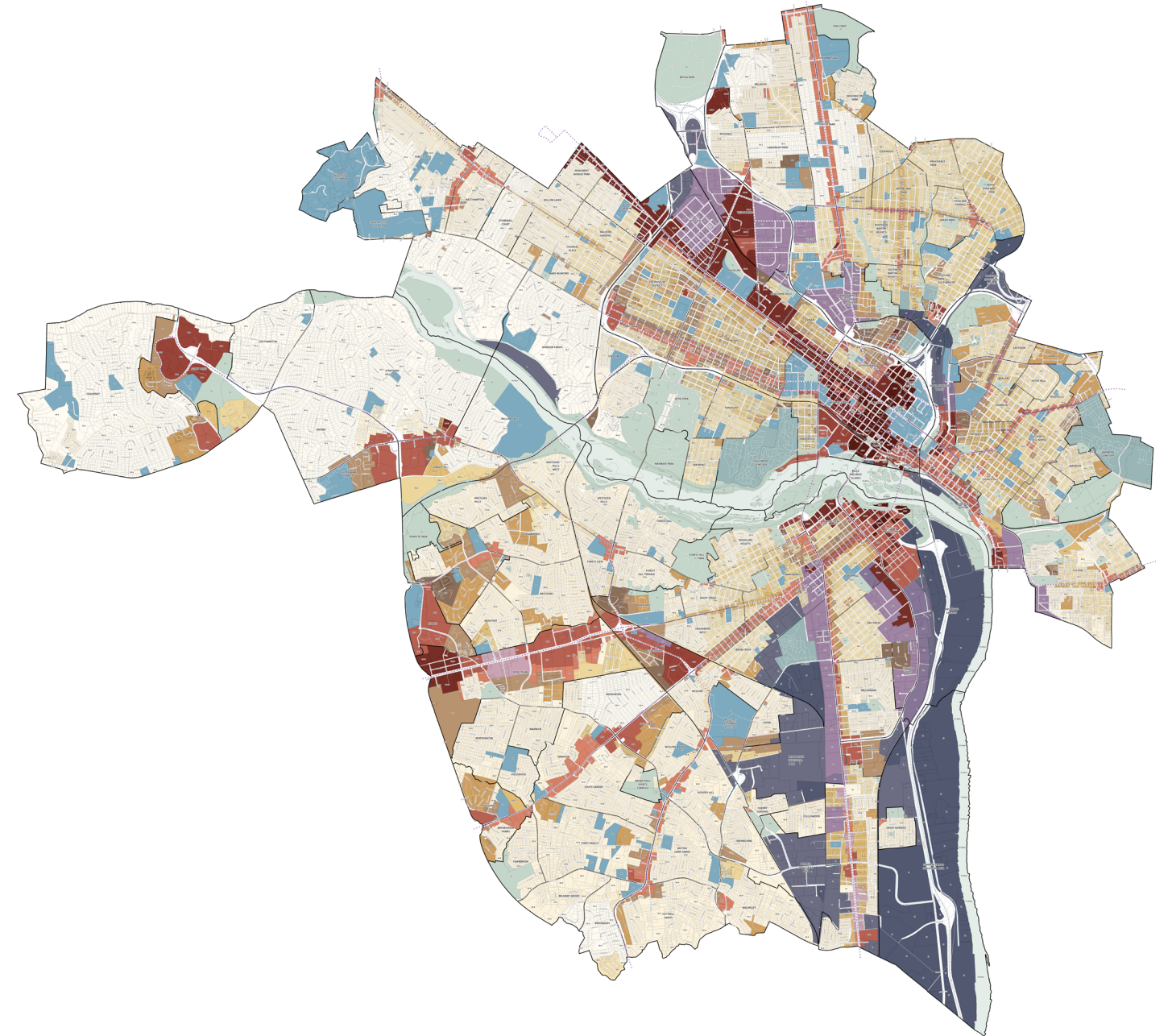
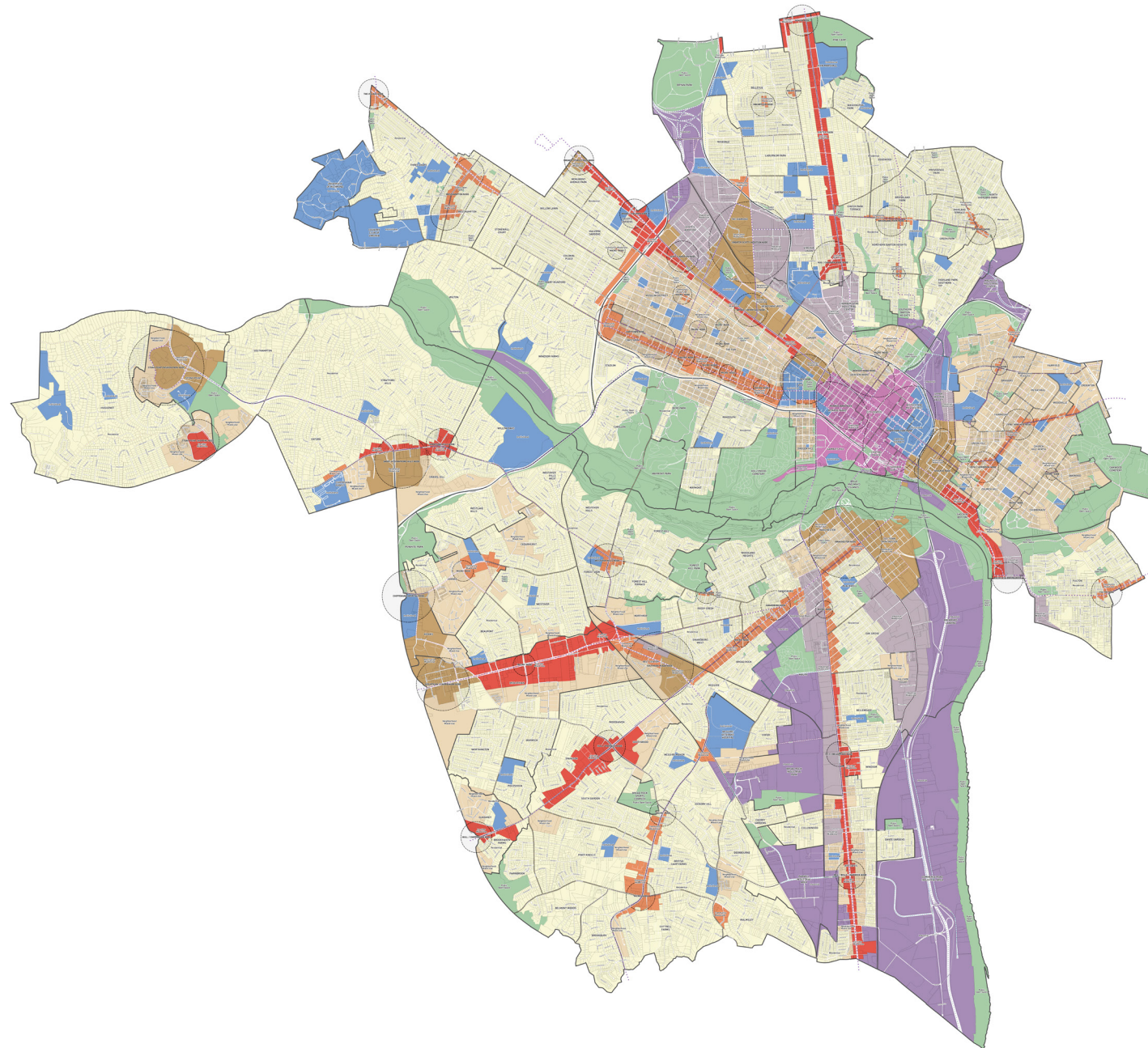
'PROBLEM' USES

- + What types of **'problem'** uses concern you? Where (if anywhere) should they be **restricted or prohibited**? Examples might include nightclubs, alcohol sales, cannabis stores, tobacco/vape stores, convenience stores, check-cashing, or payday loans.
- + Auto-oriented uses can be unfriendly to pedestrians, but most people continue to own cars and need access to them. Where should auto-oriented uses be allowed (**vehicle repair/gas stations/drive-throughs/big box stores**)? Do you agree with what is being shown? If not, why not? Most of these use allowed only in IX-, CG and IL
- + What other **concerns about use** do you have? Are we **missing** anything? Do you foresee any **problems with the uses as proposed**?

INTRODUCTION TO DRAFT MAPPING

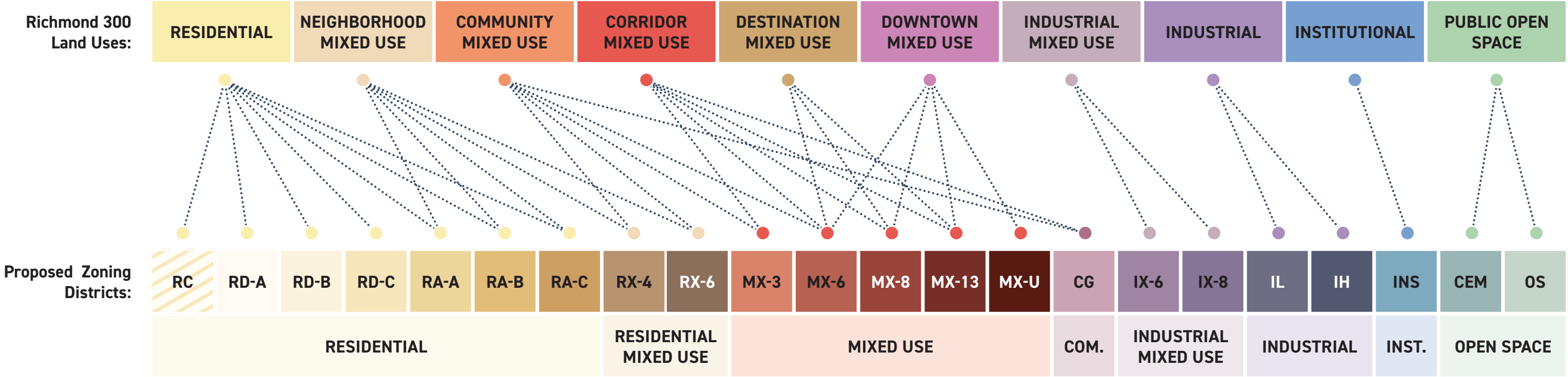
DISTRICT CHANGES SINCE LAST MEETING

- + MX-4 has been changed to **MX-3** (from 4 story to 3 story)
- + Maximum height of RA-A reduced from 40' to **35'**
- + Maximum height of RA-C reduced from 55' to **50'**



GENERAL APPROACH TO MAPPING

- + Existing zoning districts were converted to the **closest new zoning district**
- + Where **Richmond 300** called for **greater intensity** than an existing zoning district, then the least intense district from the corresponding land use was selected (see diagram below)
- + Where **Richmond 300** called for **less intensity**, where an existing zoning district was more intense (usually more granular), then the existing zoning district was converted to the closest new zoning district



GENERAL APPROACH TO MAPPING

- + Proposed zoning districts aligned to the goals of **Richmond 300 nodes**
- + **Upzoning was only applied** to properties which fronted on both a **Major Residential or Major Mixed Use street** and an **Enhanced Transit Corridor**, as identified in Richmond 300. This is a substantial reduction from earlier testing shared.
- + The **CG** (Commercial General) zoning district was applied along major outlying corridors, but not to nodes or areas within 1/4 mile of a planned BRT stop.

Example node in Richmond 300 document ➤

Swansboro

Type: Neighborhood Node

Vision: Centered at a truly unique intersection of Midlothian Turnpike, Hull Street, and Clopton Street; the Swansboro Node contains a mix of historic commercial storefronts, warehouses, and suburban form commercial buildings surrounded by diverse residential neighborhoods. In the future, the empty historic storefronts will be rehabilitated and filled with neighborhood-serving businesses. On the vacant parcels, 2-to-3 story, mixed-use, infill development should occur in a building form similar to the historic structures that maintains the existing streetwall. The character of the surrounding residential neighborhoods should be preserved with investments targeted to programs that allow homeowners to remain in their homes in high-quality structures and traffic calming measures to slow vehicles on the residential streets. Open space opportunities should be considered, even in the form of smaller pocket parks or plazas, where the opportunity presents themselves, such as at the triangle formed by Hull Street and Midlothian Turnpike. Investments should be made to improve the pedestrian experience by planting street trees and expanding sidewalks.

Growth Potential: Medium - The vacant lots and underdeveloped strip commercial can be redeveloped to provide a mix of uses including residential units.

Primary Next Steps

- Prioritize the rezoning of the B-3 zoned parcels along Hull Street in alignment with the Future Land Use Plan to encourage the economic revitalization of the corridor in a building form that improves the pedestrian environment (Goal 1 and Goal 11).
- Encourage the redevelopment of vacant structures while preserving the historic urban fabric (Goal 1, Goal 3).
- Explore designation as a National Register Historic District (Goal 3).
- Use the interesting grids and angles to create dynamic architecture (Goal 4).
- Improve pedestrian, bike, and transit infrastructure to/from this Node - specifically including streetscape improvements of street trees, wider sidewalks, and pedestrian amenities along the corridors and providing high frequency transit along Midlothian Turnpike and Hull Street (see Goal 4, Goal 8, and Goal 17).
- Explore the creative opportunities for developing open space for a neighborhood gathering location including the development of a pocket park or parklets (see Goal 4 and Goal 17).
- Implement high-frequency transit along Midlothian Turnpike and Hull Street (see Goal 8).

C-10 | RICHMOND 300: A GUIDE FOR GROWTH

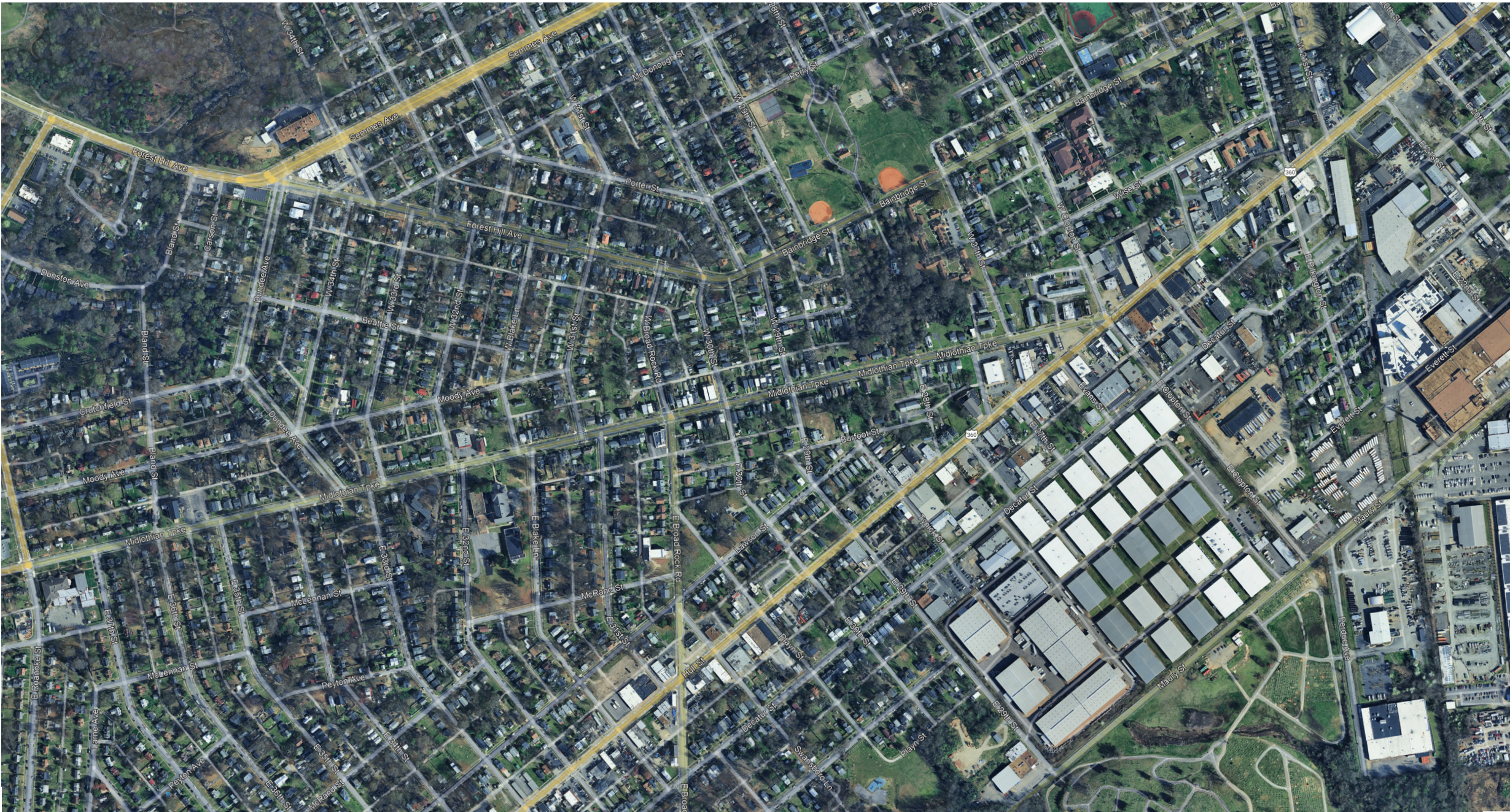
AMENDED - JULY 2023



Swansboro Conceptual Plan

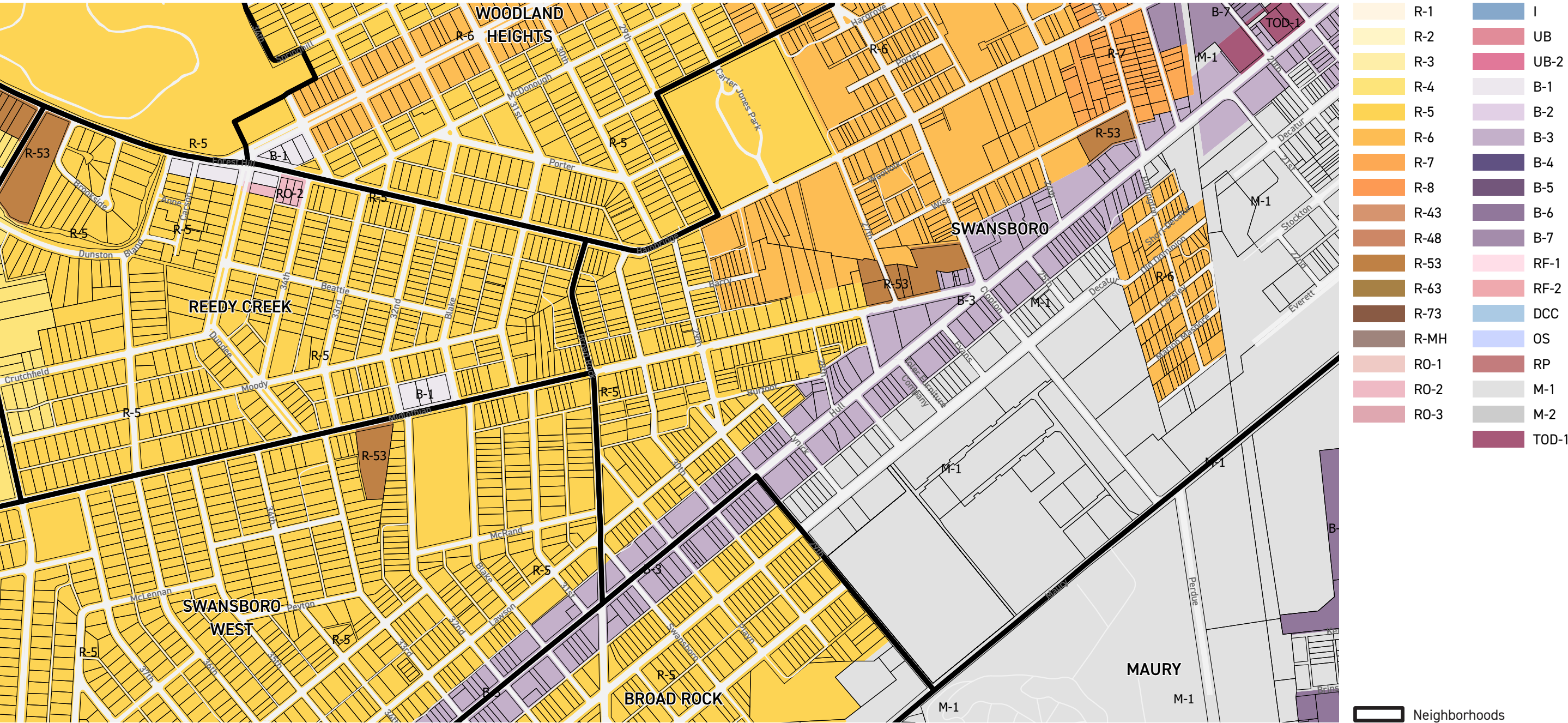
MAPPING EXAMPLE: HULL ST.

AERIAL IMAGE



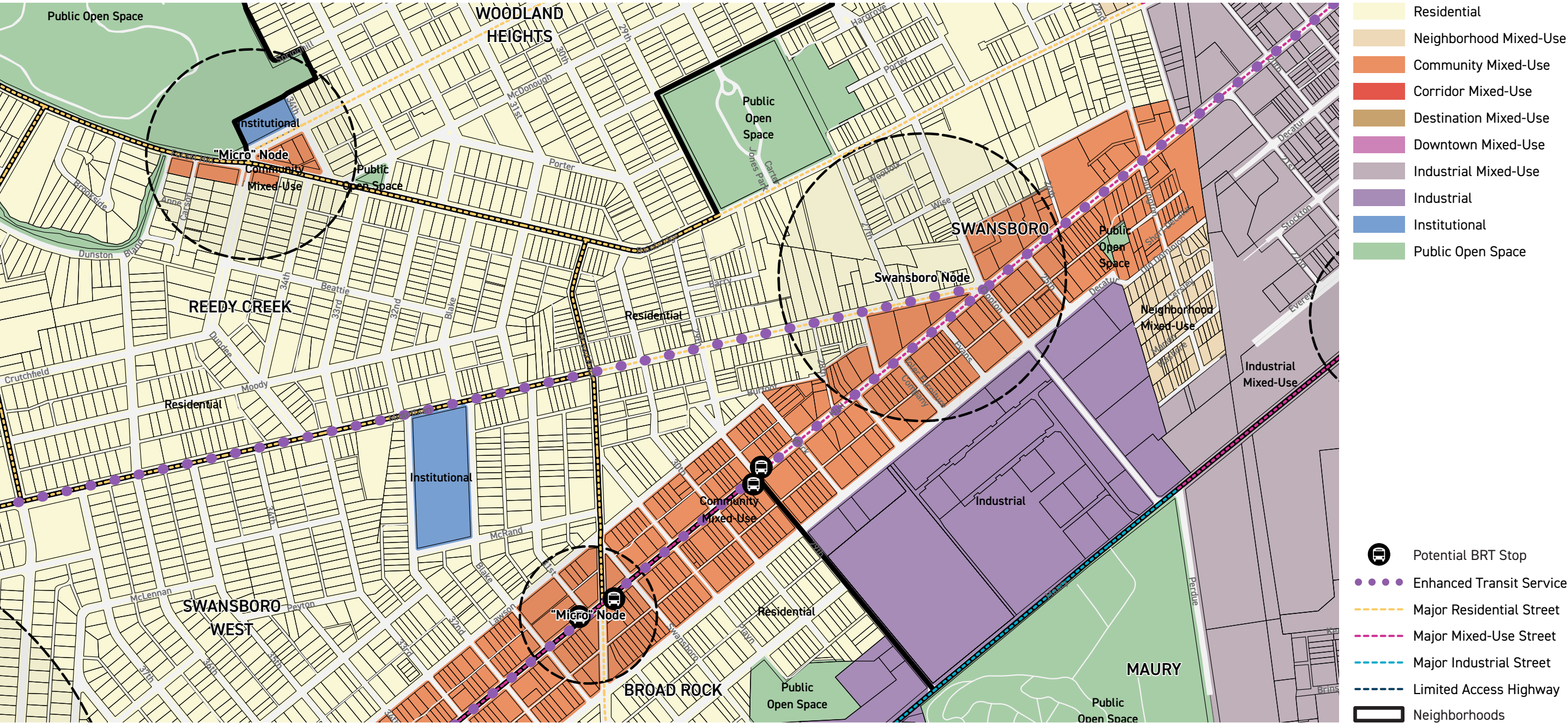
MAPPING EXAMPLE: HULL ST.

EXISTING ZONING DISTRICTS



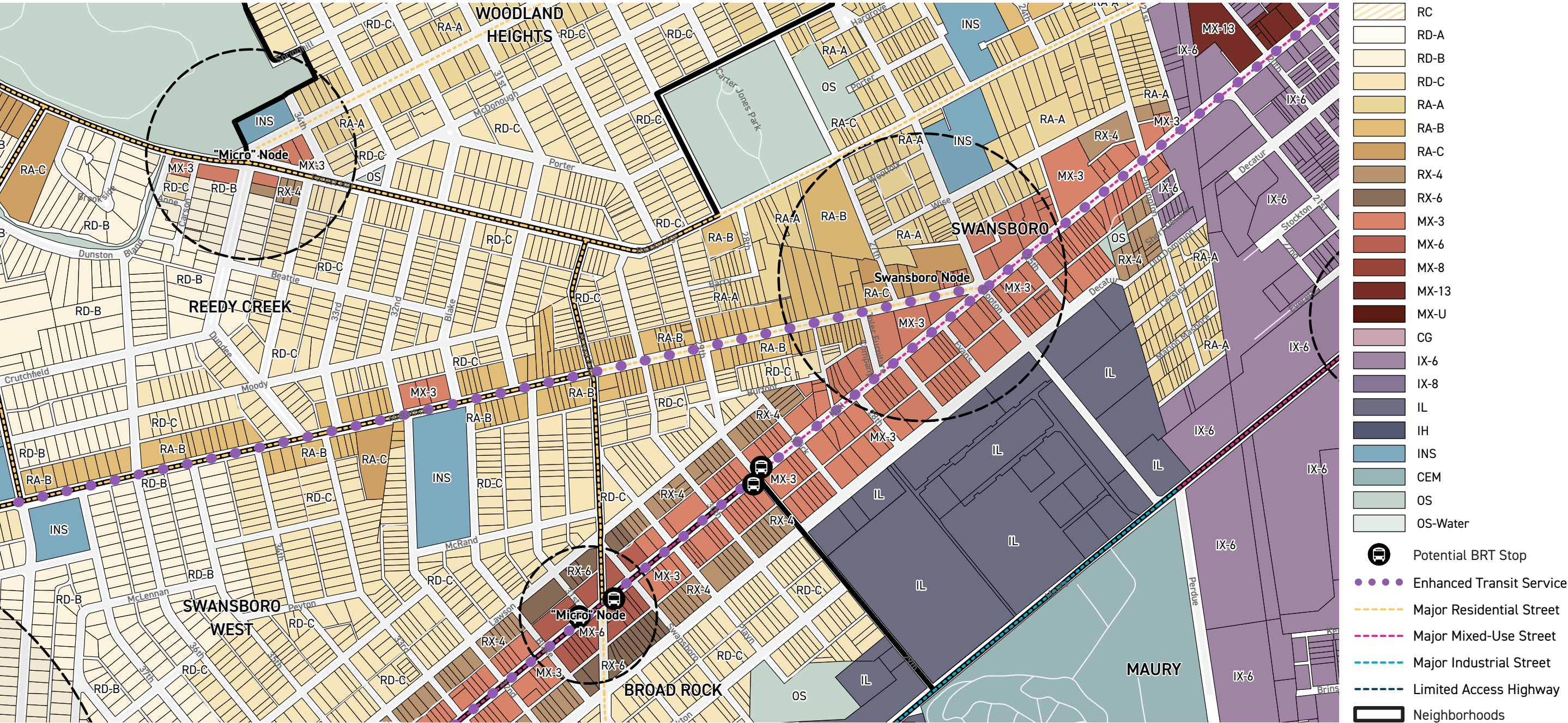
MAPPING EXAMPLE: HULL ST.

RICHMOND 300: LAND USE CATEGORIES



MAPPING EXAMPLE: HULL ST.

PROPOSED ZONING DISTRICTS, DRAFT



DISCUSSION QUESTIONS (FOR JUNE)

- + How do you feel about the **approach to upzoning** (or lack thereof) **along major corridors**?
- + Do you agree with the **approach to mapping CG**?
- + Are there any **zoning district adjacencies** that you find jarring?
- + Are there places where you don't think the proposed mapping adequately **matches the intent of Richmond 300**?