

RICHMOND 300 **ZONING CODE REFRESH**

**Draft Development Standards
and Goals For Administrative Provisions**
September 2025 ZAC Meeting



TODAY'S PRESENTATION

- 1 Update On Interactive Map Comments**
- 2 Discussion Of the Draft Development Standards**
- 3 Discussion On the Goals For the Administrative Provisions**

Code Refresh Virtual Office Hours

General Session:
Monday, September 15, 6-7 PM



6th & 9th District Session:
Monday, September 22, 6-7 PM



Bilingual (Spanish/English) Session:
Wednesday, September 17, 6-7 PM



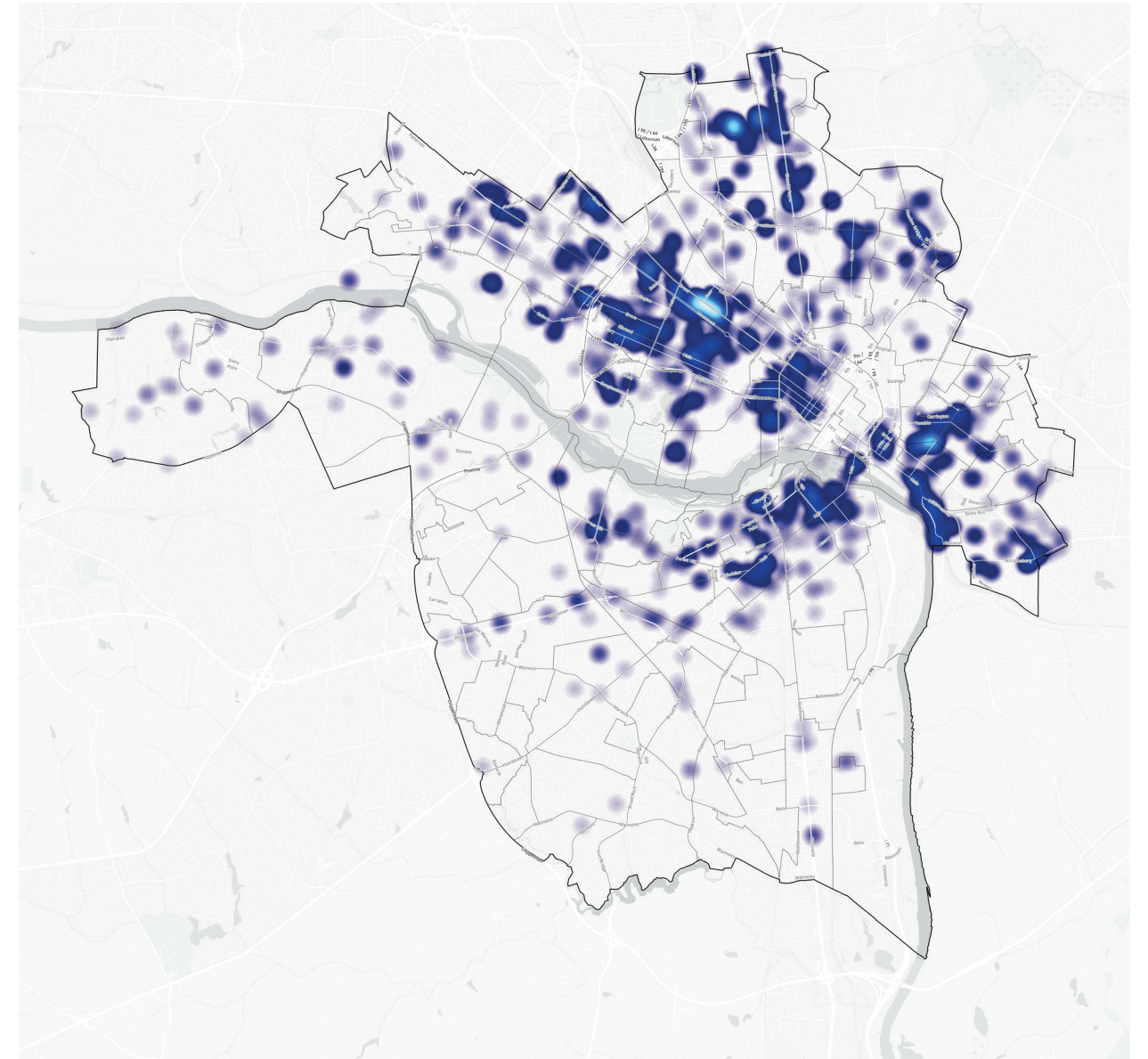
Renter Session:
Wednesday, September 24, 6-7 PM



UPDATE ON INTERACTIVE MAP COMMENTS

SUMMARY OF COMMENTS TO DATE

- + **1,084 comments & 943 replies**, including comments uploaded from open house post-its
- + **306 unique commenters** (open house commenters are anonymous)
- + Top five neighborhoods by number of comments: **The Fan (260), Shockoe Bottom (106), Bellevue (104), The Museum District (95), Ginter Park (89)**
- + 38 neighborhoods with no comments, predominantly concentrated in the **Broad Rock and Midlothian areas**



Concentration of comments received to date.

SUMMARY OF COMMENTS TO DATE

Top five themes of comments:

1. **Either increase or decrease intensity in specific areas** based on neighborhood context.
2. **Promote walkability along nodes and corridors** with mixed-use development.
3. **Strengthen transit corridors** (existing and planned) by coordinating new zoning.
4. **Expand and protect tree canopy** through preservation and planting.
5. **Ensure building height transitions fit adjacent neighborhood** characteristics and/or maintain sunlight.

SUMMARY OF COMMENTS TO DATE

- + **Comments close September 28 at midnight.** If you haven't commented yet, please do so before then!
- + **Also, please reach out to others who may be interested.** We'd particularly like to hear from more people in the underrepresented southern neighborhoods.

DISCUSSION OF THE DRAFT DEVELOPMENT STANDARDS

DRAFT DEVELOPMENT STANDARDS STATUS

SHARED TO DATE

- 1. Pedestrian Access
- 2. Bicycle Parking
- 3. Vehicle Access
- 4. Parking Lots
- 5. Vehicle Use Areas
- 6. Transitions and Screening

STILL TO COME

- 1. Fences and Walls
- 2. General Planting / Landscaping
- 3. Signs
- 4. Tree Canopy
- 5. Affordability Bonusing (still needing legal input)

GENERAL FEEDBACK AND APPLICABILITY (PAGE 4-3)

DISCUSSION

- + Do you have any general **comments** or **questions** about the draft development standards?
- + What do you think of the **proposed applicability table**?

4.1.1. Applicability

A. Development standards apply based on the types of project activities proposed, as shown in the table below. Typically, more than one project activity will apply to a proposed project (for example, an expansion of an existing use may include both an addition and a facade modification).

Cross-reference	Development Standards	Project Activity						
		New Construction	Addition	Site Modification	Facade Modification	Change of Use	Renovation	Maintenance and Repair
Sec. 4.2.1.	Pedestrian and Bicycle Access	●	○	○	○	○	○	○
Sec. 4.2.2.	Bicycle Parking	●	●	○	○	●	●	○
Sec. 4.2.3.	Transit Access	●	○	○	○	○	○	○
Sec. 4.3.1.	Vehicle Access	●	○	●	○	○	○	○
Sec. 4.3.2.	Parking Lot Dimensions	●	○	●	○	○	○	○
Sec. 4.3.3.	Parking Lot Landscaping	●	○	●	○	○	○	○
Sec. 4.3.4.	Vehicle Use Areas	●	○	●	○	○	○	○
Sec. 4.4.1.	Transitions	●	○	○	○	●	○	○
Sec. 4.4.2.	Transition Screens	●	○	○	○	●	○	○
Sec. 4.4.3.	Frontage Screens	●	○	○	○	●	○	○
Sec. 4.4.5.	Site Element Screens	●	○	○	○	●	○	○

● = Standards may apply ○ = Standards do not apply

PEDESTRIAN ACCESS (PAGES 4-4 TO 4-7)

DISCUSSION

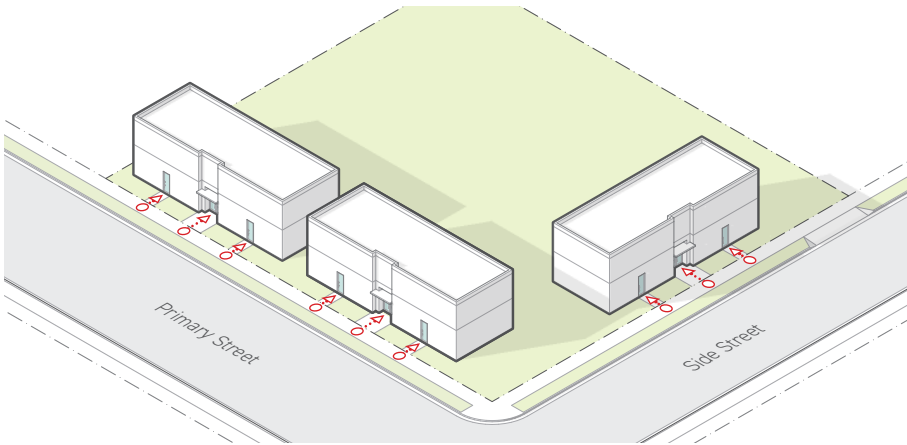
- + Do the **proposed access types** make sense?
- + Are the **correct access types** attributed to the right districts in the table?

2. Pedestrian Access Required

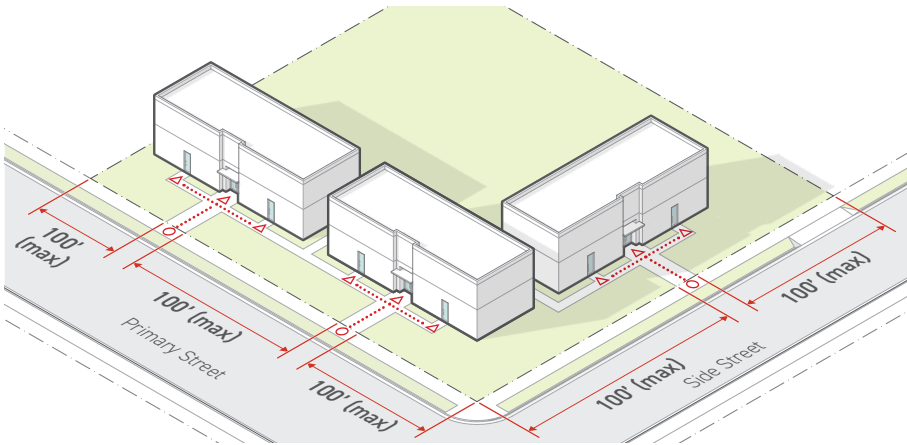
Pedestrian walkways to required street-facing building entrances must be provided as listed below.

	R-C	RD-	RA-	RX-	MX-	IX-	CG	IL	IH	INS	CEM	OS
Type 1	--	--	--	--	■	--	--	--	--	--	--	--
Type 2	■	■	■	■	--	■	--	--	--	■	--	--
Type 3	--	--	--	--	--	--	■	--	--	--	--	--

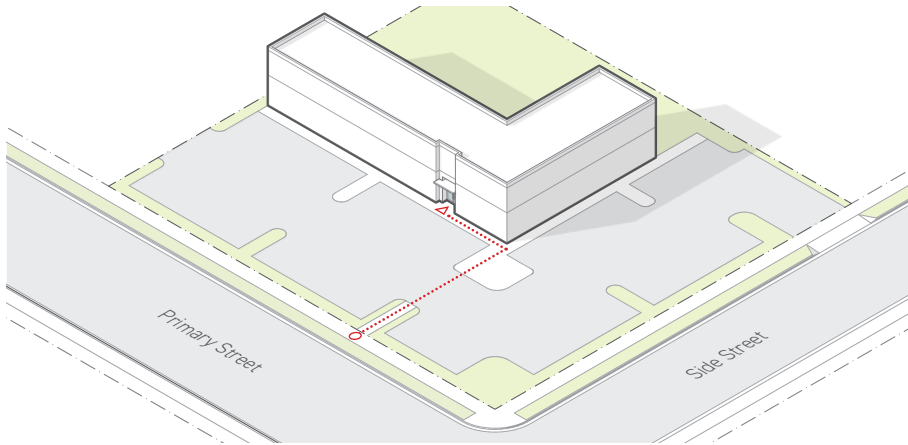
■ = Required -- = Not Required



Type 1



Type 2



Type 3

BIKE PARKING (PAGES 4-8 TO 4-11)

DISCUSSION

+ What you think about this table - does it **require too much, not enough**? Is it wrong for **certain uses**?

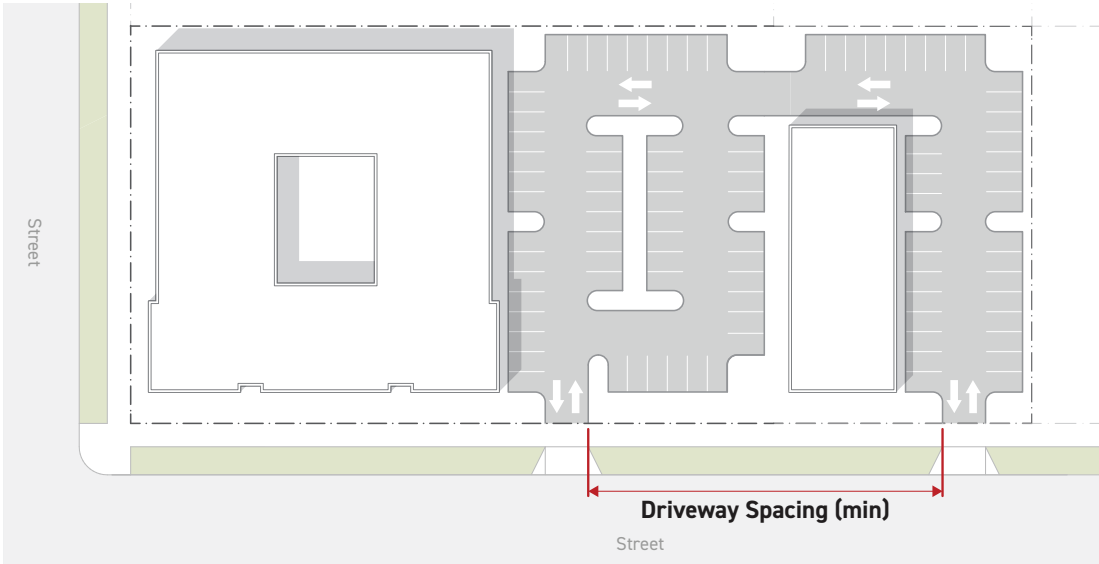
USES	Spaces Required (min)	
	Short-Term	Long-Term
RESIDENTIAL USES		
Household living		
1-3 units	None	None
4-9 units	None	1 per 2 units
10-49 units	1 per 10 units	1 per 3 units
50+ units	1 per 20 units	1 per 4 units
Group living	1 per 6 bedrooms	1 per 3 bedrooms
Special needs housing	1 per 10 beds	1 per 20 beds
PUBLIC AND INSTITUTIONAL USES		
Civic	1 per 5,000 SF of floor area	1 per 10,000 SF of floor area
Day care	1 per 5,000 SF of floor area	1 per 10,000 SF of floor area
Education	4 per classroom	1 per 10 classrooms
Parks and open space	5 per park	None
Utility service	None	None

USES	Spaces Required (min)	
	Short-Term	Long-Term
COMMERCIAL USES		
Adult business	1 per 2,500 SF of floor area	1 per 10,000 SF of floor area
Agriculture	None	None
Entertainment and recreation	1 per 2,500 SF of floor area	1 per 10,000 SF of floor area
Food and beverage	1 per 2,500 SF of floor area	1 per 10,000 SF of floor area
Lodging	1 per 4 rooms	1 per 8 rooms
Medical	1 per 5,000 SF of floor area	1 per 5,000 SF of floor area
Office	1 per 10,000 SF of floor area	1 per 5,000 SF of floor area
Parking	None	None
Personal service	1 per 2,500 SF of floor area	1 per 10,000 SF of floor area
Retail sales and service	1 per 2,500 SF of floor area	1 per 10,000 SF of floor area
Vehicle sales and service	1 per 10,000 SF of floor area	1 per 10,000 SF of floor area
MANUFACTURING AND INDUSTRIAL USES		
Industrial	1 per 20,000 SF of floor area	1 per 10,000 SF of floor area
Transportation	1 per 20,000 SF of floor area	1 per 10,000 SF of floor area
Warehouse and distribution	1 per 20,000 SF of floor area	1 per 20,000 SF of floor area
Waste-related	None	Non

VEHICLE ACCESS (PAGES 4-12 TO 4-14)

DISCUSSION

- + Should there be more granularity to the proposed **driveway spacing standards**?
- + What do you think of the **proposed driveway width standards**?



D. Design Standards

1. General

- a. Every platted lot is allowed at least one driveway.
- b. Minimum spacing between driveways on the same site can be no less than 100 feet.
- c. For driveways serving parking lots or structures with 6 or more spaces, driveways on abutting sites must be spaced at least 50 feet apart.

	Number of lanes per driveway (max)	Lane width (min/max)	
		Primary Street	Side Street
Driveway serving up to 5 parking spaces	1	8'/10'	8'/20'
Driveway serving 6 to 50 parking spaces	2	9'/11'	9'/11'
Driveway serving more than 50 parking spaces	2	9'/12'	9'/12'
Driveway serving a Manufacturing or Industrial Use	2	12'/20'	12'/20'

PARKING LOTS (PAGES 4-15 TO 4-19)

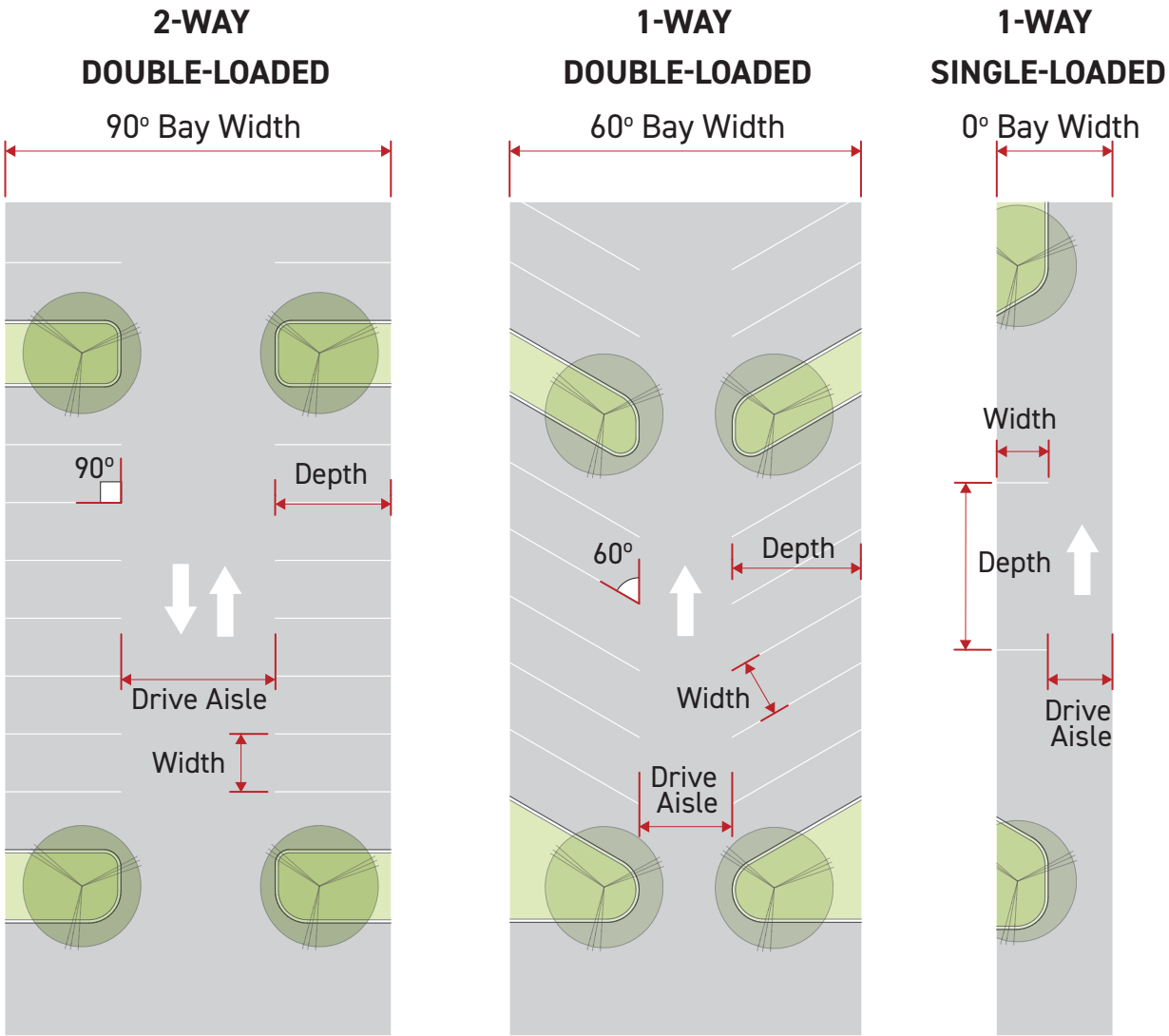
DISCUSSION

- + What do you think of the **proposed parking lot landscaping requirements** - too much, not enough?
- + Should there be a stronger emphasis on **parking for electric vehicles**?

Parking Space (min)		One-Way Drive (min)		Two-Way Drive (min)	
Angle	Width	Depth	Drive Aisle	Bay Width	Bay width
0°	8.0'	17.5'	11.0'	19.0'	35.0'
60°	8.0'	15.8'	14.0'	45.6'	--
90°	8.0'	15.0'	--	--	50.0'

Compact parking spaces may be used in place of a standard size space when the following requirements are met:

- a. Parking lots with 6 or more spaces, a maximum of 20% of the total amount of parking spaces can be sized and designated for compact vehicles.
- b. A compact vehicle space must be at least 7.5 feet in width and at least 14 feet in length, exclusive of access drives, aisles, or columns.
- c. Compact parking spaces must be signed and marked as "Compact."
- d. No more than 10 compact spaces can be located contiguously together.



PARKING LOTS (PAGES 4-15 TO 4-19)

B. Applicability

1. Perimeter landscaping is required for surface parking lots serving more than 6 parking spaces.
2. Interior landscaping is required for surface parking lots serving 20 or more parking spaces.
3. All landscaping must meet **4.6. Landscape**.

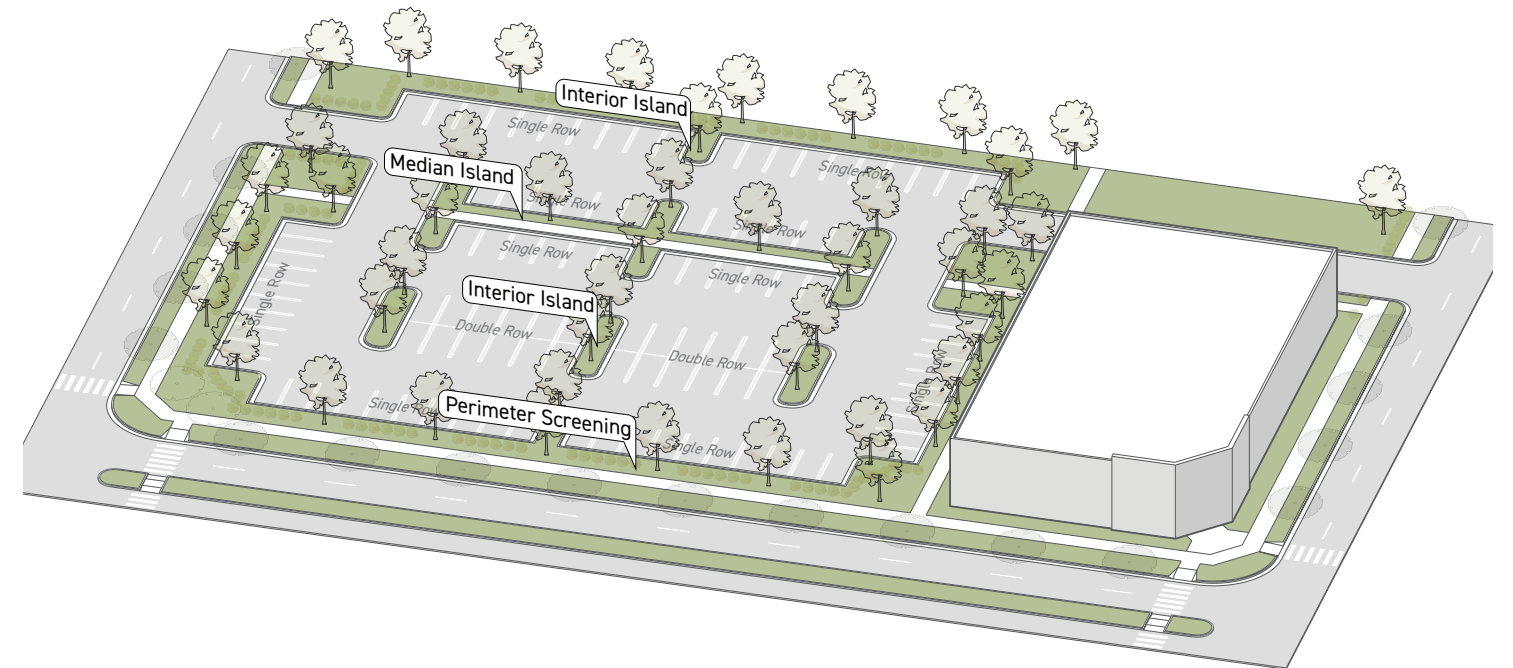
D. Interior Landscaping

1. Interior Islands

- a. No more than 10 consecutive parking spaces can be provided without a landscaped interior island.
- b. Interior islands must be distributed evenly throughout the parking lot. Interior islands may be consolidated or intervals and may be expanded with the permission of the Zoning Administrator, in order to preserve existing trees.
- c. An interior island abutting a single row of parking spaces must be a minimum of 9 feet in width and 150 square feet in area. Each island must include at least 1 canopy tree.
- d. An interior island abutting a double row of parking spaces must be a minimum of 9 feet in width and 300 square feet in area. Each island must include at least 2 canopy trees.
- e. Interior islands must be installed below the level of the parking lot surface to allow for stormwater runoff capture.

2. Median Islands

- a. A landscaped median island must be provided between every 4 single parking rows. Intervals may be expanded to preserve existing trees.
- b. A median island must be at least 6 feet wide. A median island with a pedestrian walkway must be a minimum of 12 feet wide.



VEHICLE USE AREAS (PAGES 4-20 TO 4-22)

DISCUSSION

- + What do you think of the **proposed vehicle queuing and stacking requirements?**
- + How do you feel about **not requiring loading docks/ space** for new development?

D. Vehicle Stacking

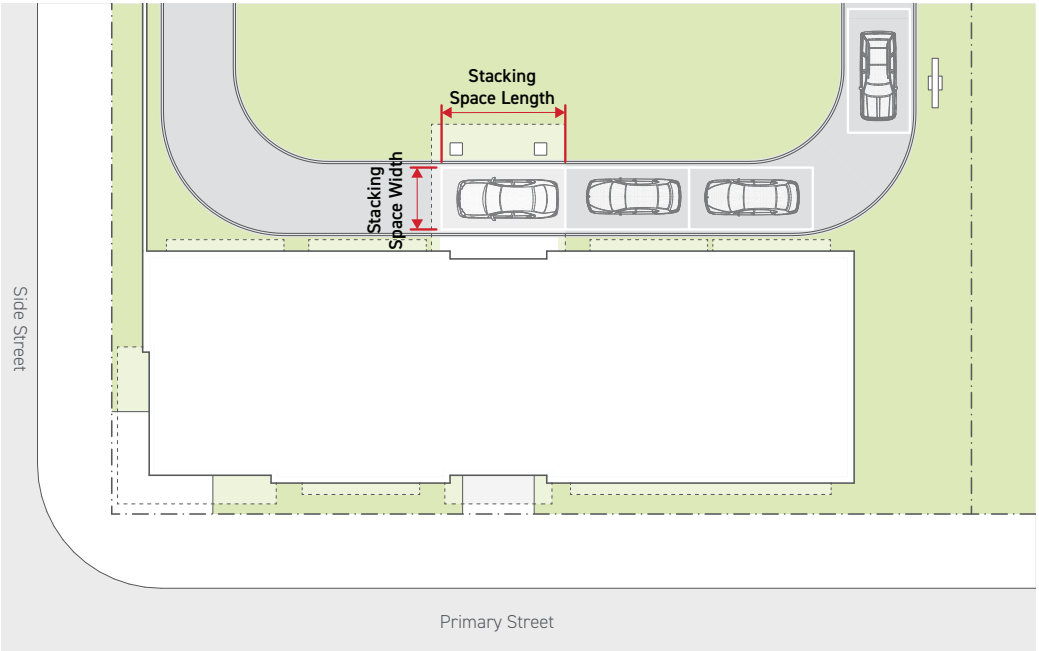
1. Required Stacking Spaces

- a. Off-street stacking spaces must be provided as follows:

Activity Type	Stacking Spaces (min)	Measured from the stacking lane entry to the following point of service
ATM teller machine	2	Teller machine
Bank teller lane	2	Teller or window
Car wash bay, full-service	6	Bay
Car wash bay, self-service	2	Bay
Control gate	1	Gate
Dry cleaning/laundry	2	Cleaner/laundry window
Food and beverage	8	Order/pick-up window
Pharmacy	2	Pharmacy window

2. Design and Layout of Stacking Spaces

- a. Stacking spaces must be a minimum of 8 feet in width by 20 feet in length.



TRANSITIONS AND SCREENING (PAGES 4-23 THROUGH 4-37)

DISCUSSION

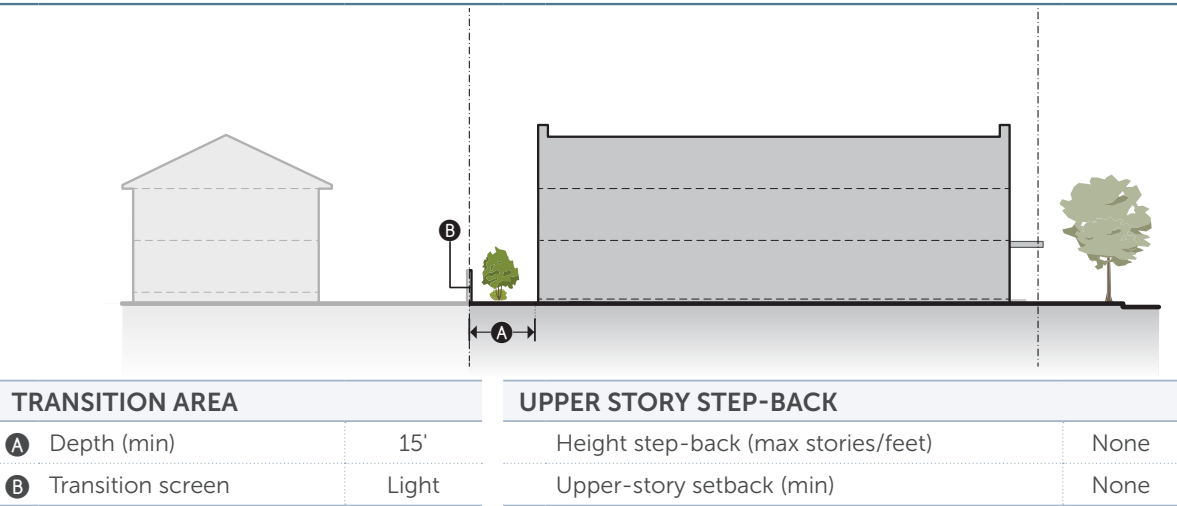
- + Are there any districts **missing that should be transitioned from or against?**
- + What do you think of **the proposed transition requirements** - lower intensity district next to a higher intensity district - is anything missing?
- + What do you think of the **proposed frontage screens or the site element screens?**

TRANSITIONS AND SCREENING (PAGES 4-23 THROUGH 4-37)

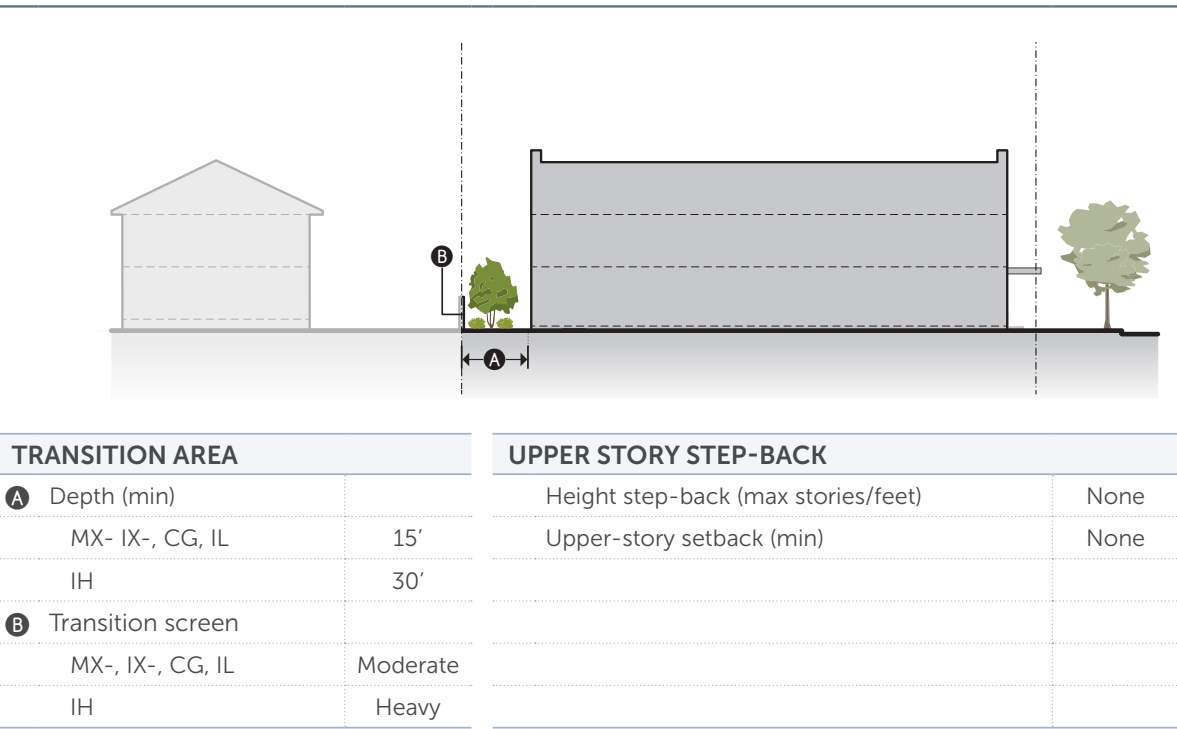
Zoning of Subject Property	Zoning of Abutting Property													
	R-C	RD-	RA-	RX-	MX-3, 6	MX-8, 13	MX-U	IX-6, 8	CG	IL	IH	INS	CEM	PK
R-C	--	--	--	--	--	--	--	--	--	--	--	--	--	--
RD-	--	--	--	--	--	--	--	--	--	--	--	--	--	--
RA-	A	A	--	--	--	--	--	--	--	--	--	A	--	--
RX-4	A	A	--	--	--	--	--	--	--	--	--	A	--	--
RX-6	C	C	--	--	--	--	--	--	--	--	--	A	--	--
MX-3	B	B	--	--	--	--	--	--	--	--	--	B	--	--
MX-6	C	C	--	--	--	--	--	--	--	--	--	B	--	--
MX-8, 13	C	C	--	--	--	--	--	--	--	--	--	B	--	--
MX-U	--	--	--	--	--	--	--	--	--	--	--	--	--	--
IX-6, 8	C	C	C	--	--	--	--	--	--	--	--	B	--	--
CG	C	C	B	B	B	B	B	--	--	--	--	B	B	--
IL	C	C	B	B	B	B	B	--	--	--	--	B	B	--
IH	C	C	B	B	B	B	B	B	B	B	--	B	B	B
INS	A	A	--	--	--	--	--	--	--	--	--	--	--	--
CEM	--	--	--	--	--	--	--	--	--	--	--	--	--	--
PK	--	--	--	--	--	--	--	--	--	--	--	--	--	--

TRANSITIONS AND SCREENING (PAGES 4-23 THROUGH 4-37)

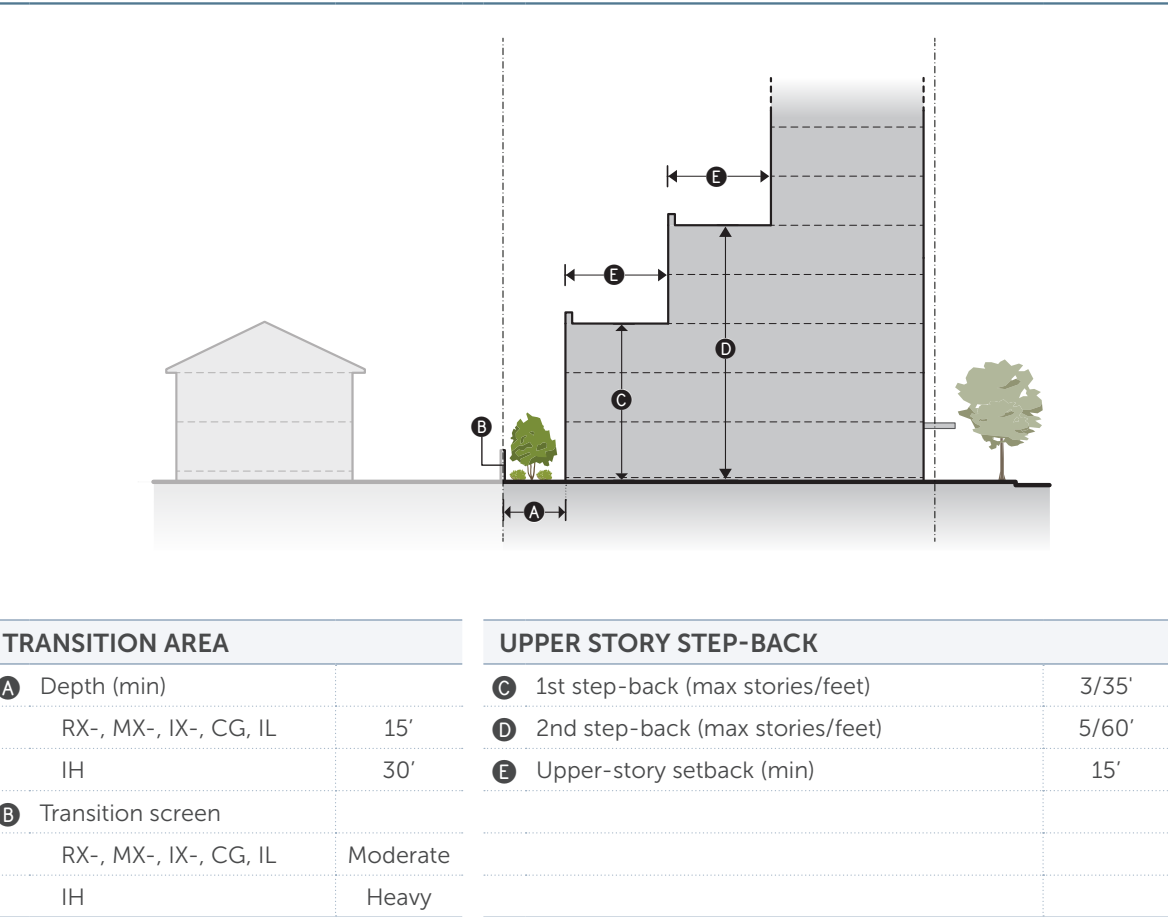
TYPE A



TYPE B



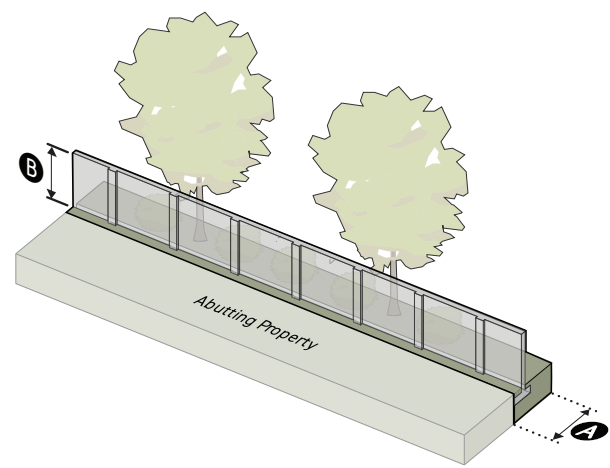
TYPE C



TRANSITIONS AND SCREENING (PAGES 4-23 THROUGH 4-37)

LIGHT TRANSITION SCREEN-1

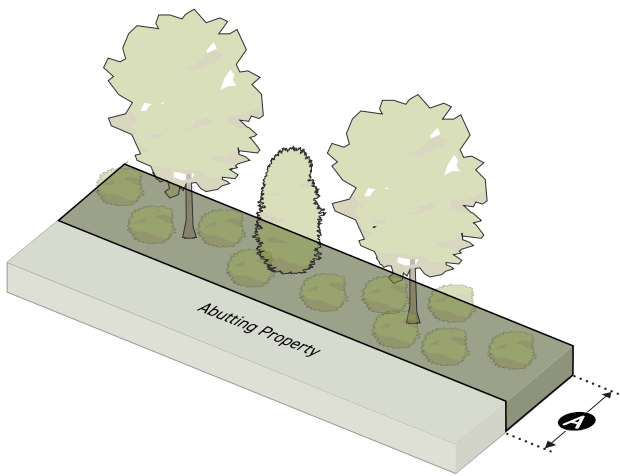
Narrow depth light landscape screen with a wall or fence.



SCREENING AREA	
A Depth (min)	6'
Landscaping (min per 50')	
Canopy trees	2
Understory trees	0
Shrubs	5
WALL OR FENCE	
B Height (min)	6'
Opacity (min)	90%
Setback from property line (min)	0'

LIGHT TRANSITION SCREEN-2

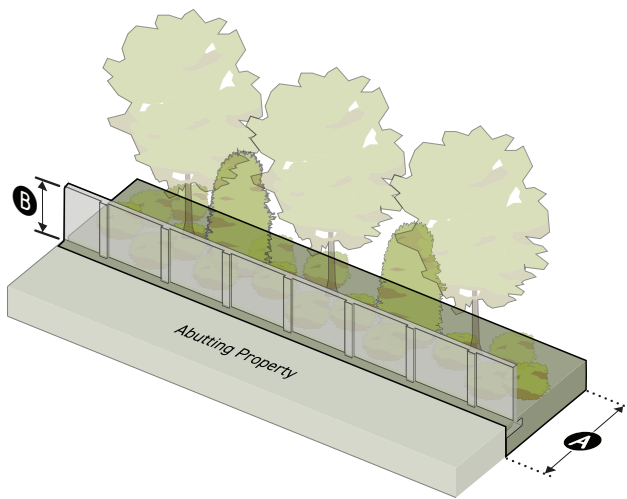
Medium depth light landscape screen with no wall or fence.



SCREENING AREA	
A Depth (min)	10'
Landscaping (min per 50')	
Canopy trees	2
Understory trees	1
Shrubs	10
WALL OR FENCE	
Not required	

HEAVY TRANSITION SCREEN-1

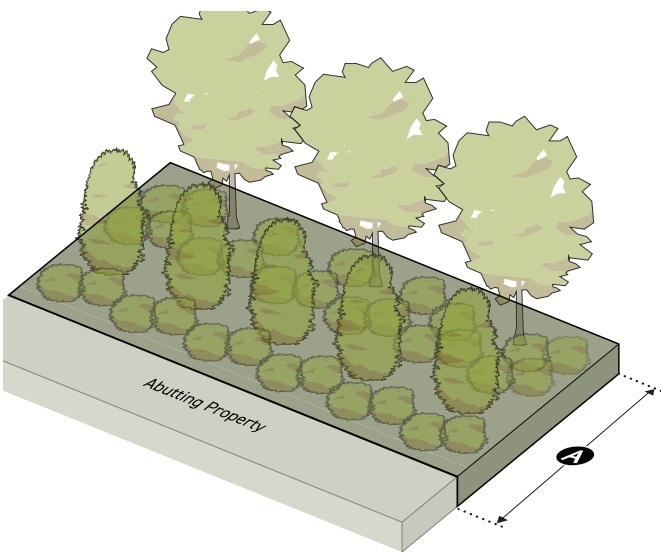
Medium depth heavy landscape screen with a wall or fence.



SCREENING AREA	
A Depth (min)	15'
Landscaping (min per 50')	
Canopy trees	3
Understory trees	2
Shrubs	16
WALL OR FENCE	
B Height (min)	7'
Opacity (min)	90%
Setback from property line (min)	0'

HEAVY TRANSITION SCREEN-2

Deep heavy landscape screen with no wall or fence.



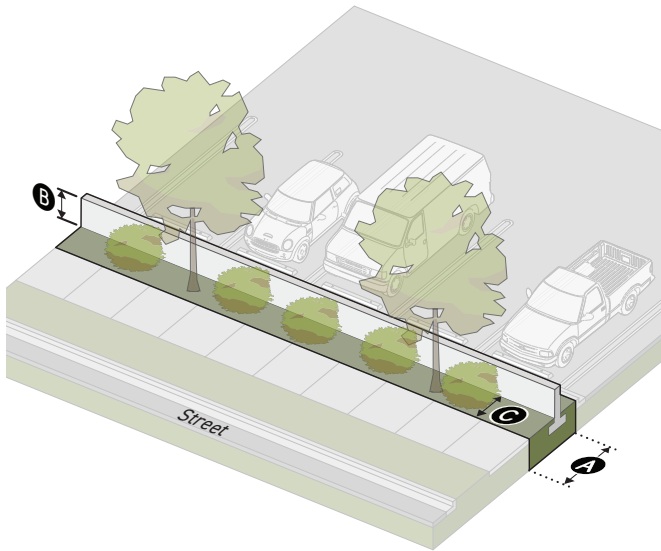
SCREENING AREA	
A Depth (min)	30'
Landscaping (min per 50')	
Canopy trees	3
Understory trees	5
Shrubs	24
WALL OR FENCE	
Not required	

TRANSITIONS AND SCREENING (PAGES 4-23 THROUGH 4-37)

	Frontage Screen Type
Outdoor Storage Areas	
Minor outdoor storage area	Moderate
Major outdoor storage area	Heavy
Vehicle Use Areas	
Loading/service area	Moderate
Drive-through area	Light
Parking area	Light
Vehicle sales area	Light
Utility Areas	
Utility area	Moderate

LIGHT FRONTAGE SCREEN-1

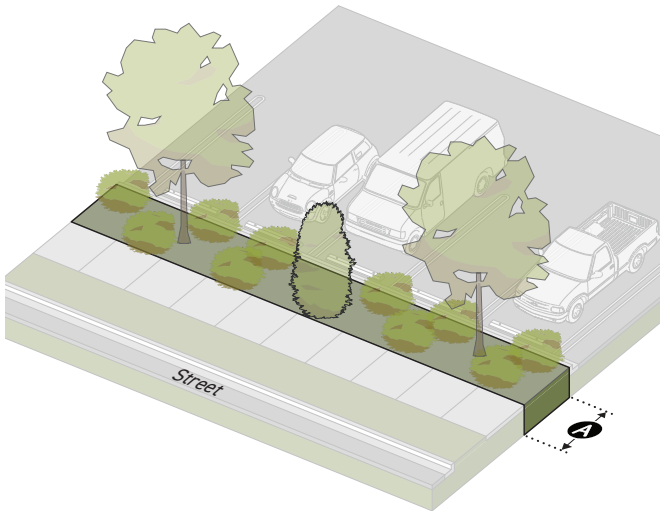
Narrow depth light landscape screen with a low wall or fence.



SCREENING AREA	
A Depth (min)	6'
Landscaping (min per 50')	
Canopy trees	2
Understory trees	0
Shrubs	5
WALL OR FENCE	
B Height (min)	3.5'
Opacity	
3.5' and below (min)	90%
Above 3.5' (max)	50%
C Setback from property line (min)	3'

LIGHT FRONTAGE SCREEN-2

Medium depth light landscape screen with no wall or fence

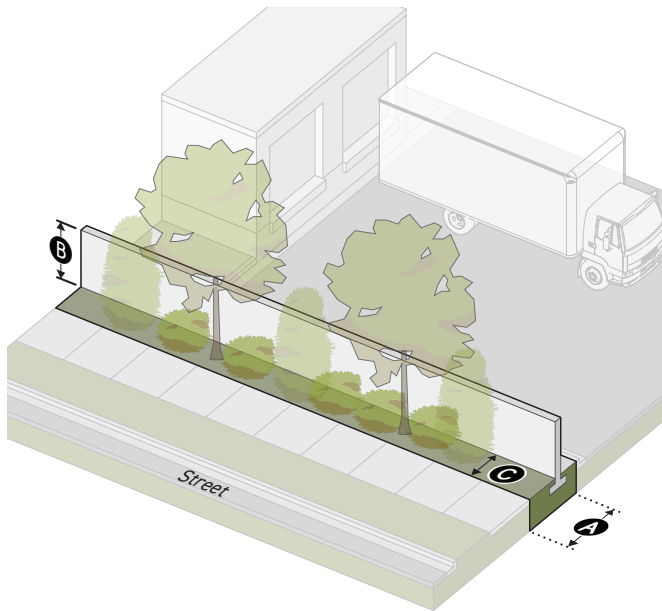


SCREENING AREA	
A Depth (min)	10'
Landscaping (min per 50')	
Canopy trees	2
Understory trees	1
Shrubs	10
WALL OR FENCE	
Not required	

TRANSITIONS AND SCREENING (PAGES 4-23 THROUGH 4-37)

MODERATE FRONTAGE SCREEN-1

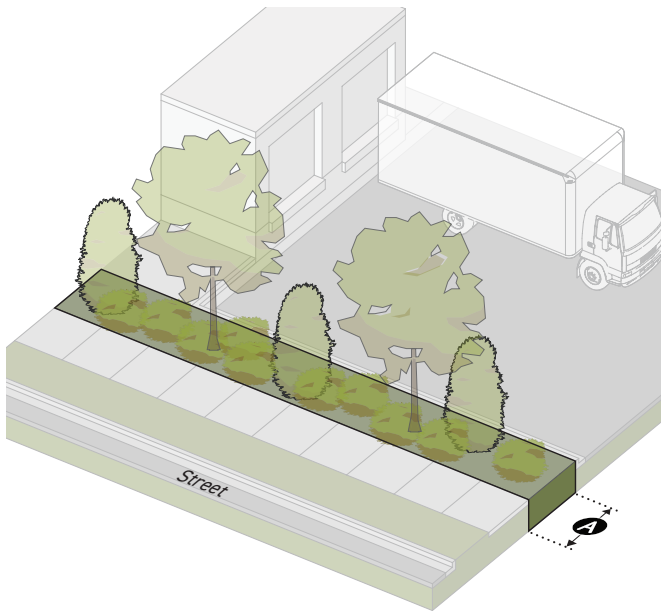
Narrow depth moderate landscape screen with a wall or fence.



SCREENING AREA	
A Depth (min)	10'
Landscaping (min per 50')	
Canopy trees	2
Understory trees	3
Shrubs	5
WALL OR FENCE	
B Height (min)	6'
Opacity (min)	90%
C Setback from property line (min)	3'

MODERATE FRONTAGE SCREEN-2

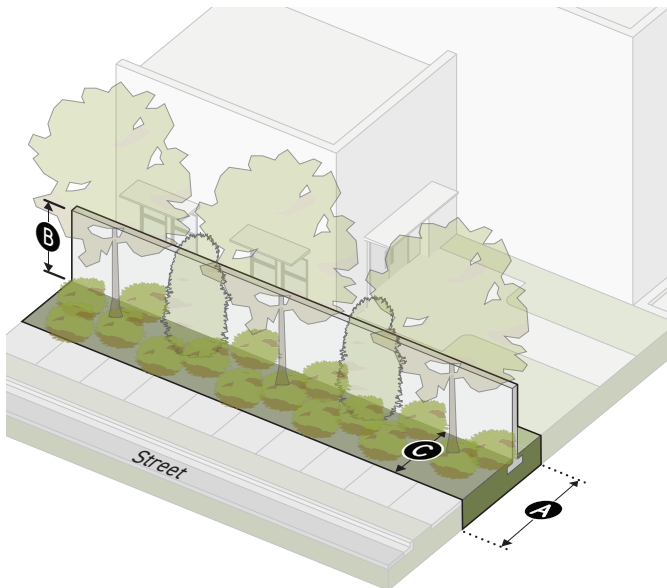
Medium depth landscape screen with no wall or fence.



SCREENING AREA	
A Depth (min)	15'
Landscaping (min per 50')	
Canopy trees	2
Understory trees	3
Shrubs	10
WALL OR FENCE	
Not required	

HEAVY FRONTAGE SCREEN-1

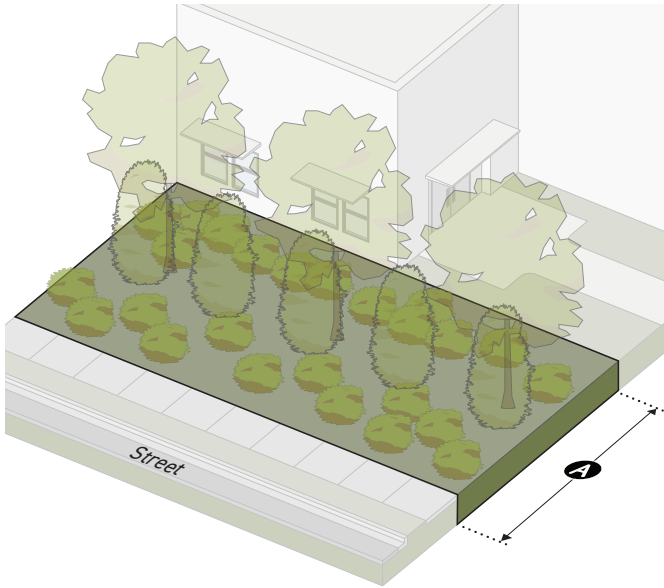
Medium depth landscape screening with a wall intended for high impact uses.



SCREENING AREA	
A Depth (min)	15'
Landscaping (min per 50')	
Canopy trees	3
Understory trees	2
Shrubs	16
WALL OR FENCE	
B Height (min)	8'
Opacity (min)	90%
C Setback from property line (min)	3'

HEAVY FRONTAGE SCREEN-2

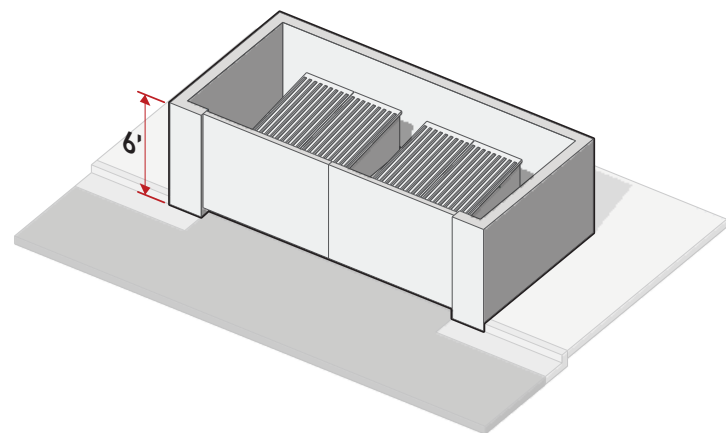
Deep landscape screening with no wall intended for high impact uses.



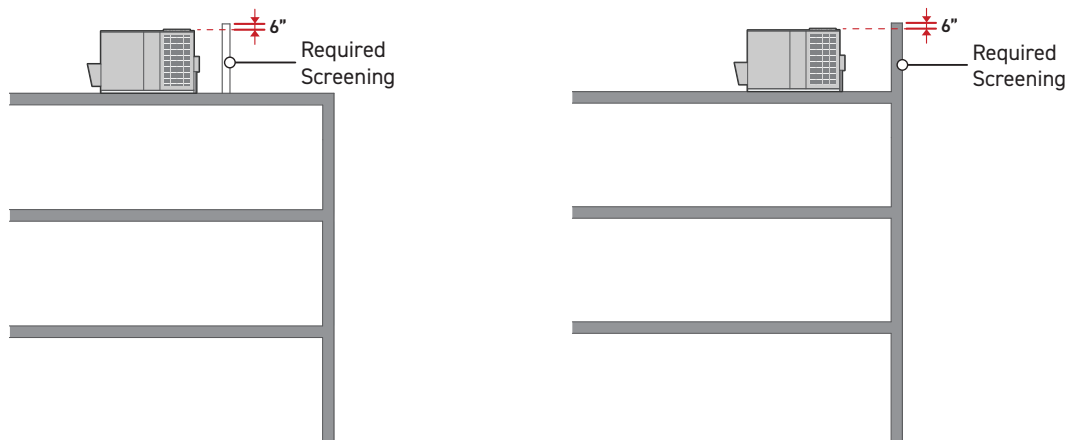
SCREENING AREA	
A Depth (min)	30'
Landscaping (min per 50')	
Canopy trees	3
Understory trees	5
Shrubs	24
WALL OR FENCE	
Not required	

TRANSITIONS AND SCREENING (PAGES 4-23 THROUGH 4-37)

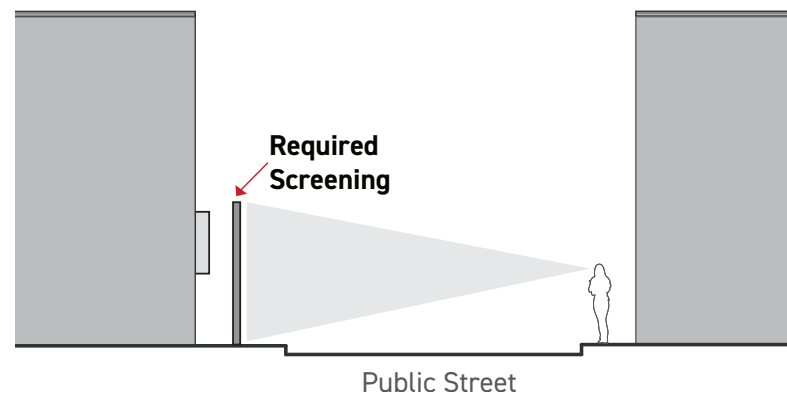
1. Waste Receptacle Screening



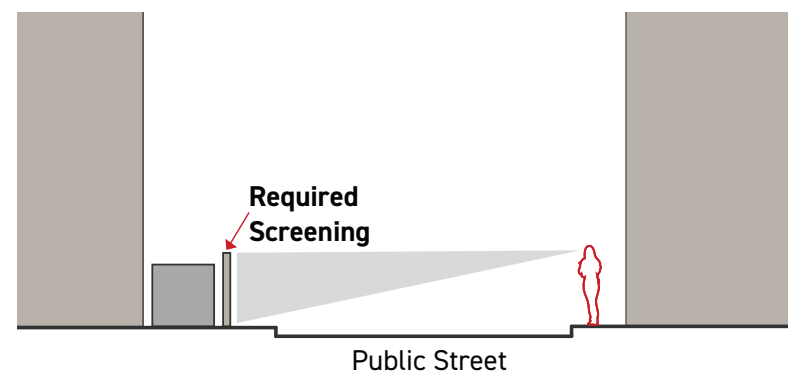
2. Roof-Mounted Equipment Screening



3. Wall-Mounted Equipment Screening



4. Ground-Mounted Equipment Screening



DISCUSSION ON THE GOALS FOR THE ADMINISTRATIVE PROVISIONS

WHAT ARE ADMINISTRATIVE PROVISIONS

Administrative provisions establish:

- + The **authority under which the zoning code is established** and the **bodies that oversee it**.
- + The way that **development applications are reviewed** and approved.
- + The process for making **amendments to the zoning code's text or map** (i.e. rezonings)
- + Rules for granting exceptions (**variances** and **special use permits (SUPs)**, as well as **minor discretionary modifications** that can be granted by staff).
- + How **existing non-conformities** are dealt with.
- + How the zoning code is **enforced** and the **penalties** for violating it.

DISCUSSION OF GOALS

- + For those who have dealt with the zoning code: Are there **administrative processes** that you think could be made **more effective or efficient**?
- + For everyone: Generally, **what outcomes would you like to see** for the code's administrative processes?
- + It is hoped that the number of SUPs will be drastically reduced as a result of the updated standards. Outside of this, should the City attempt to **formally limit the scope of SUPs**?
- + Do you have **any other suggestions**?