

RICHMOND 300 **ZONING CODE REFRESH**

Additional Draft Development Standards
October 2025 ZAC Meeting



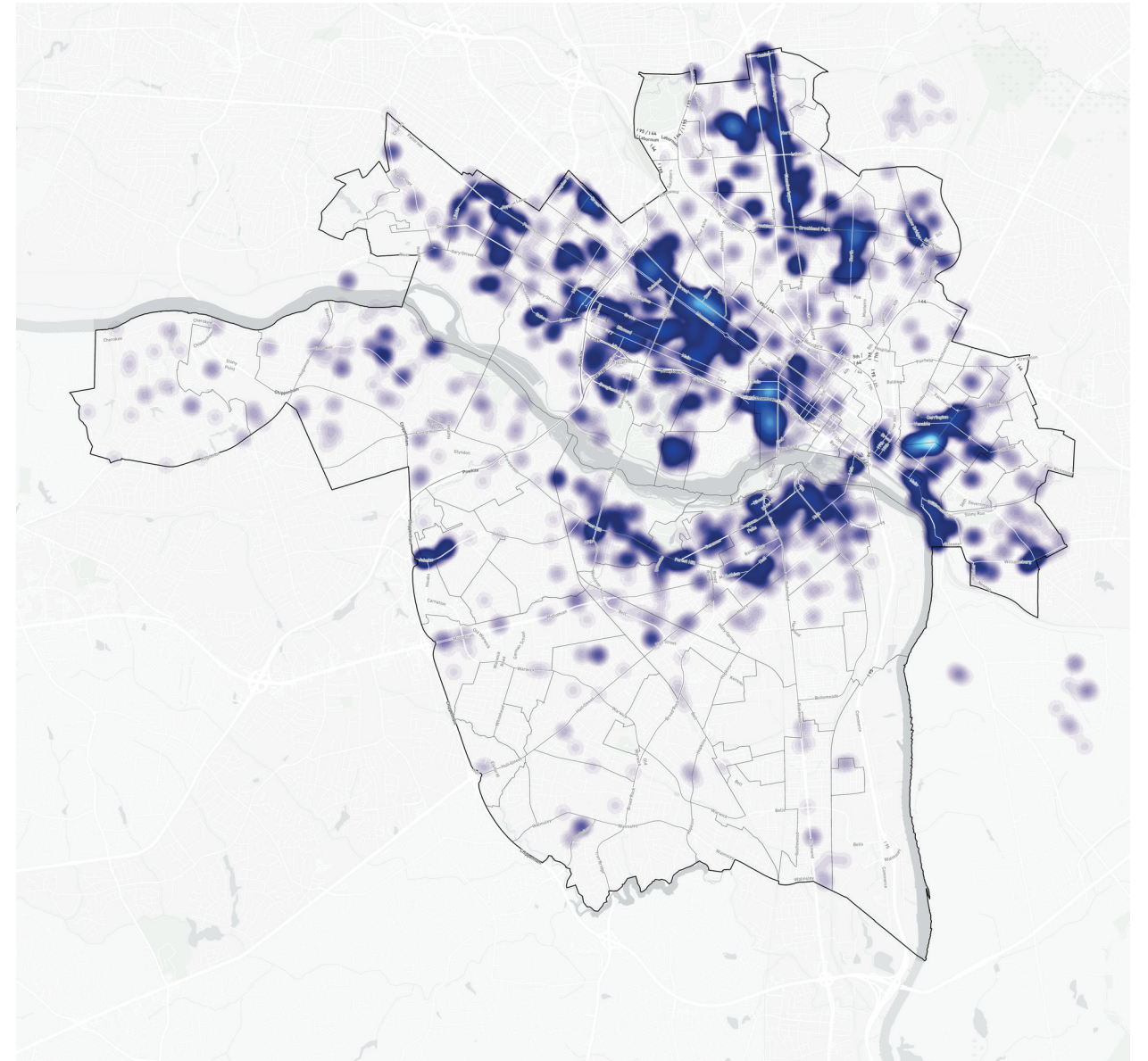
TODAY'S PRESENTATION

- 1 Summary Of Online Comments (June Draft)**
- 2 Discussion On Draft Development Standards (Continued)**
- 3 Additional Draft Development Standards**

SUMMARY OF ONLINE COMMENTS

JUNE DRAFT COMMENTS

- + **2,105 comments & 1,686 replies on map**, including comments uploaded from open house post-its
- + **620 unique commenters** (open house commenters are anonymous)
- + Top five neighborhoods by number of comments: **The Fan** (405), **Ginter Park** (184), **The Museum District** (173), **Oregon Hill** (147), **Northern Barton Heights** (139)
- + **25 neighborhoods with no comments**, predominantly concentrated in the far south of the city (although improved from the 38 reported in September)
- + Additional **427 comments on draft documents**



Concentration of comments received.

SUMMARY OF COMMENTS TO DATE

Some of the major themes expressed in the comments:

- + **Prioritize options for affordable housing.**
- + **Consider infrastructure capacity when allowing increased density.**
- + **Promote more mixed use development in certain parts of the city to improve walkability.**
- + **Reevaluate zoning on mixed use corridors to ensure compatibility with surroundings. Or, in contrast, consider further upzoning mixed use corridors to encourage transit-oriented development.**

WHAT IS HAPPENING WITH THE COMMENTS?

- + The team is reviewing and considering all of the comments and preparing a **revised draft of the maps, standards, use provisions and rules of interpretation**, to be released at the November open houses (week of November 17).
- + Starting immediately after that, there will be **another online public comment period** on the revised draft map and documents, plus the new draft development standards.

DISCUSSION ON DRAFT DEVELOPMENT STANDARDS (CONTINUED)

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

DISCUSSION

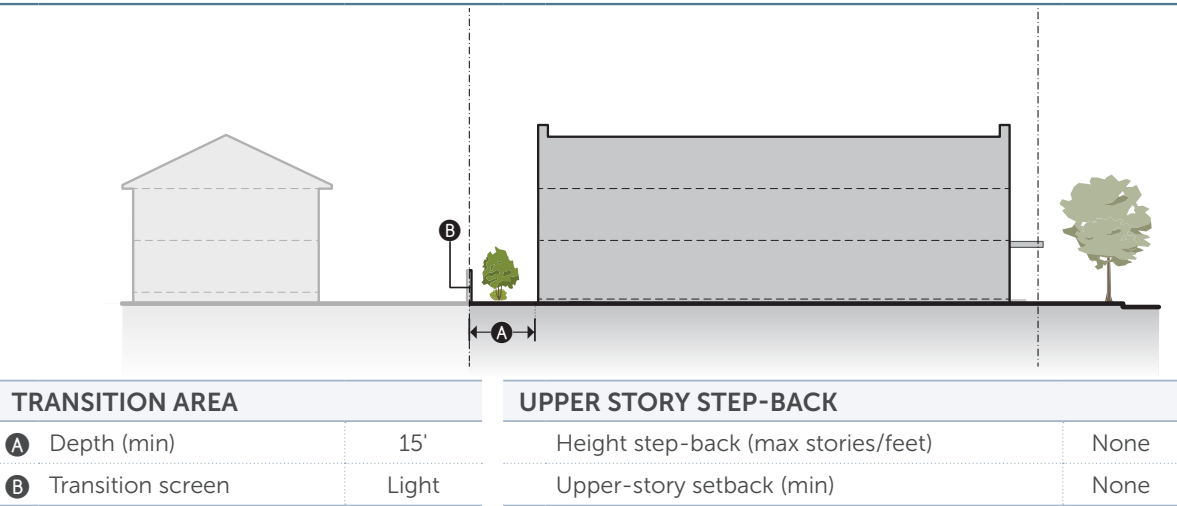
- + Are there any districts **missing that should be transitioned from or against?**
- + What do you think of **the proposed transition requirements** - lower intensity district next to a higher intensity district - is anything missing?
- + What do you think of the **proposed frontage screens or the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

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

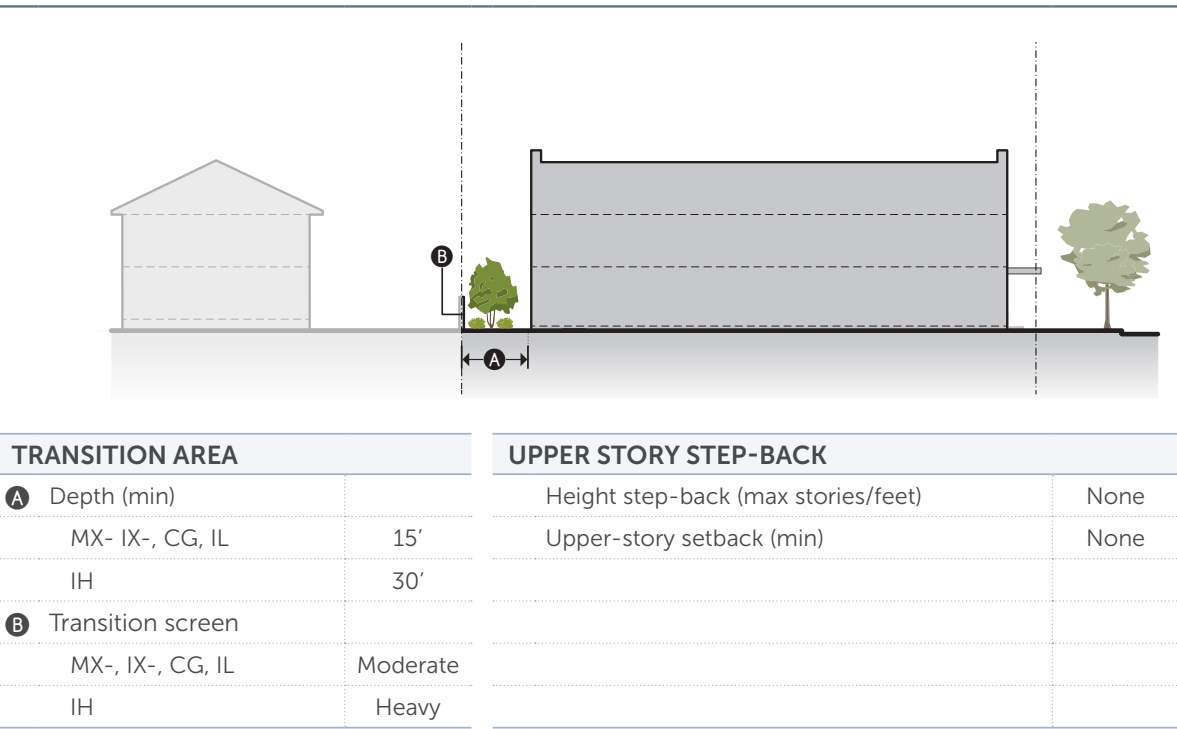
Zoning of Subject Property	Zoning of Abutting Property													
	R-C	RD-	RA-	RX-	MX-3, 6	MX-8, 13	MX-U	IX-6, 8	CG	IL	IH	INS	CEM	PK
R-C	--	--	--	--	--	--	--	--	--	--	--	--	--	--
RD-	--	--	--	--	--	--	--	--	--	--	--	--	--	--
RA-	A	A	--	--	--	--	--	--	--	--	--	A	--	--
RX-4	A	A	--	--	--	--	--	--	--	--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

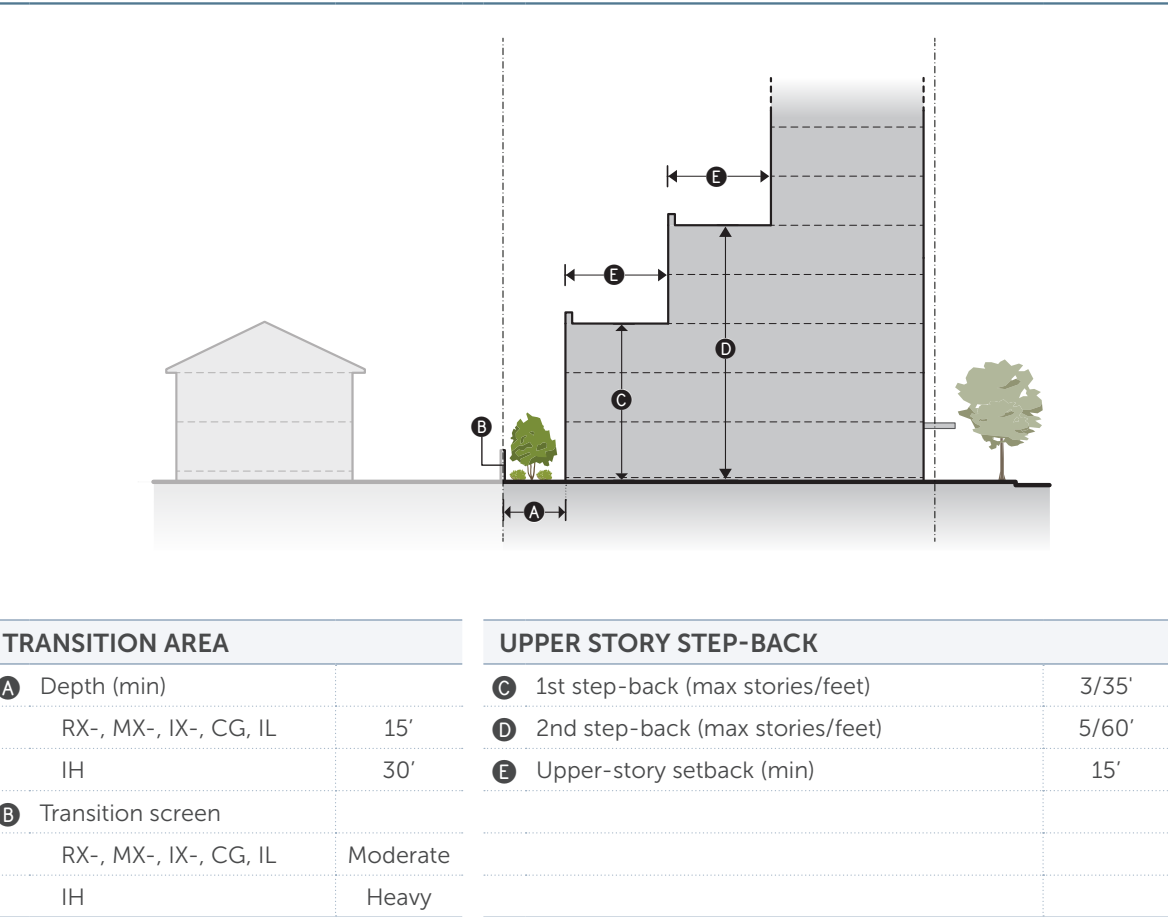
TYPE A



TYPE B



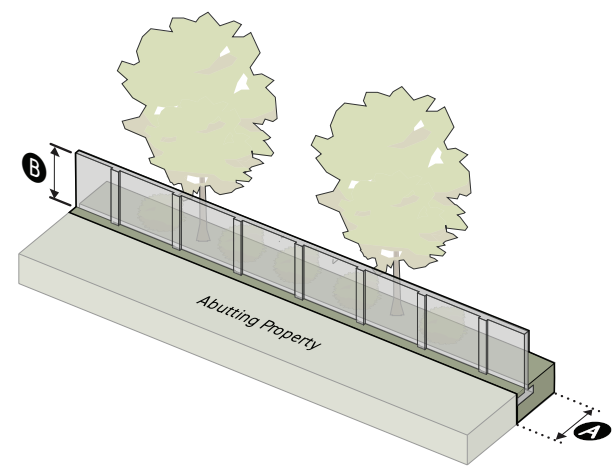
TYPE C



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

LIGHT TRANSITION SCREEN-1

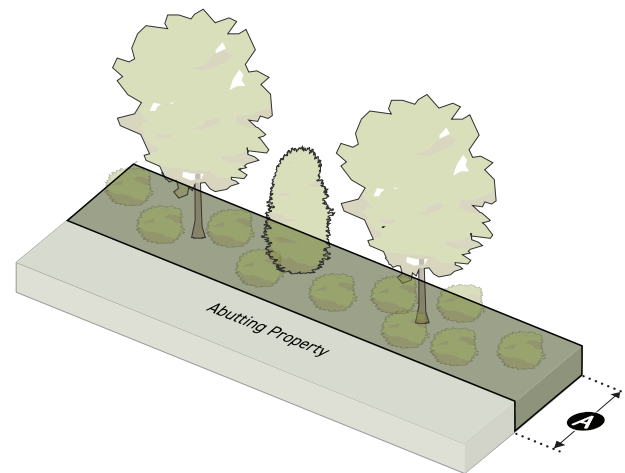
Narrow depth light landscape screen with a wall or fence.



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

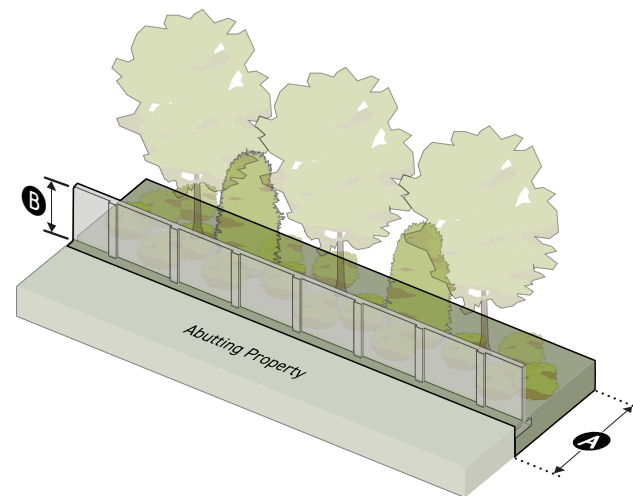
Medium depth light landscape screen with no wall or fence.



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

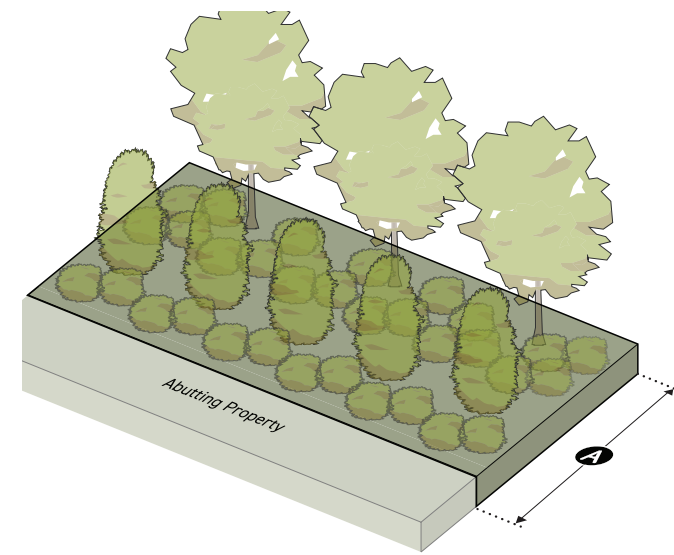
Medium depth heavy landscape screen with a wall or fence.



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.



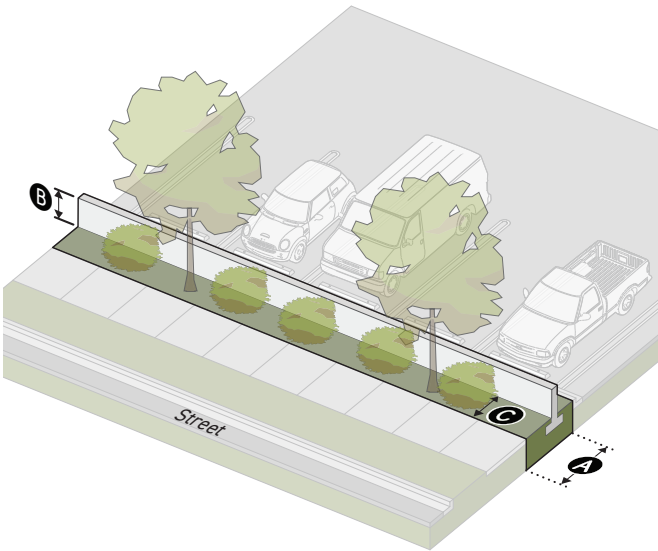
SCREENING AREA	
A Depth (min)	30'
Landscaping (min per 50')	
Canopy trees	3
Understory trees	5
Shrubs	24
WALL OR FENCE	
Not required	

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

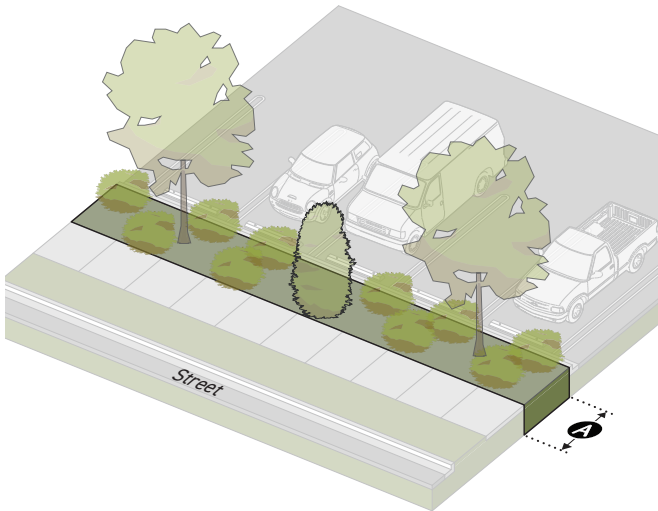
Narrow depth light landscape screen with a low wall or fence.



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

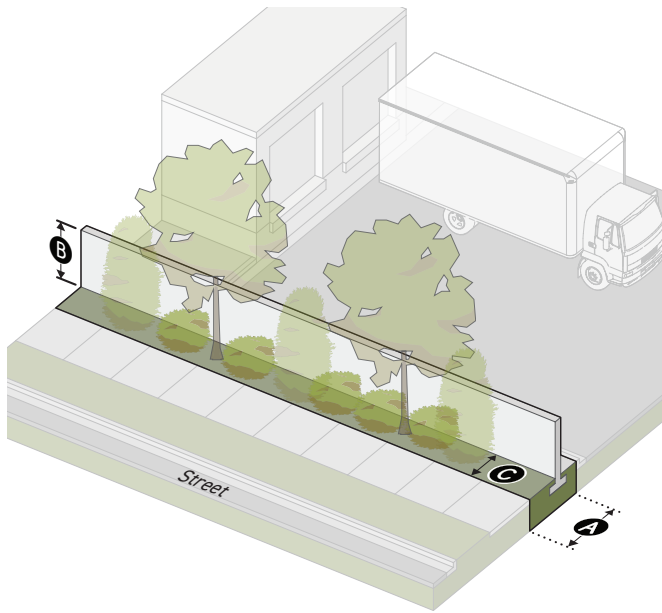


SCREENING AREA	
A Depth (min)	10'
Landscaping (min per 50')	
Canopy trees	2
Understory trees	1
Shrubs	10
WALL OR FENCE	
Not required	

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

MODERATE FRONTAGE SCREEN-1

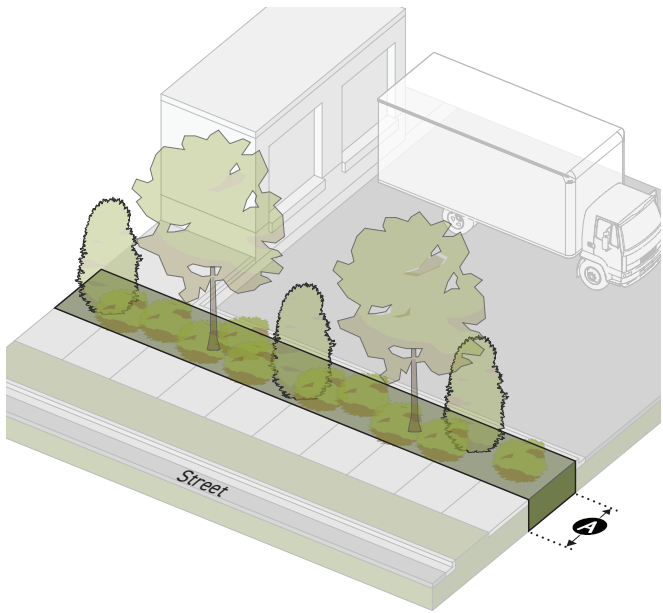
Narrow depth moderate landscape screen with a wall or fence.



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

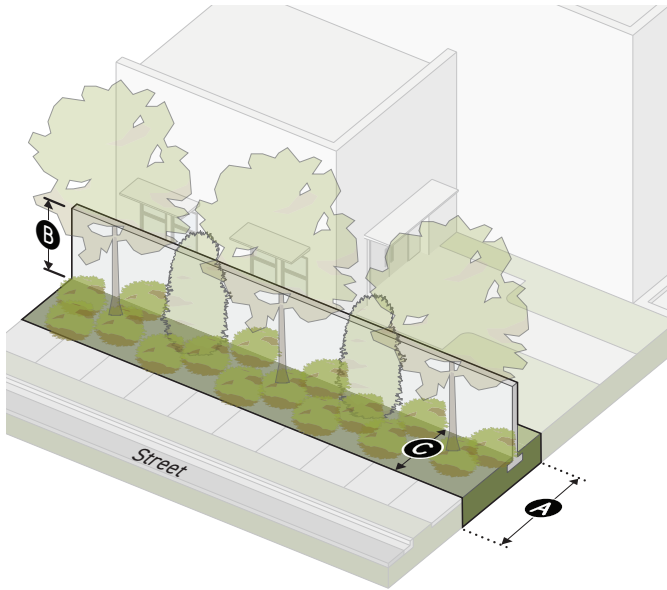
Medium depth landscape screen with no wall or fence.



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

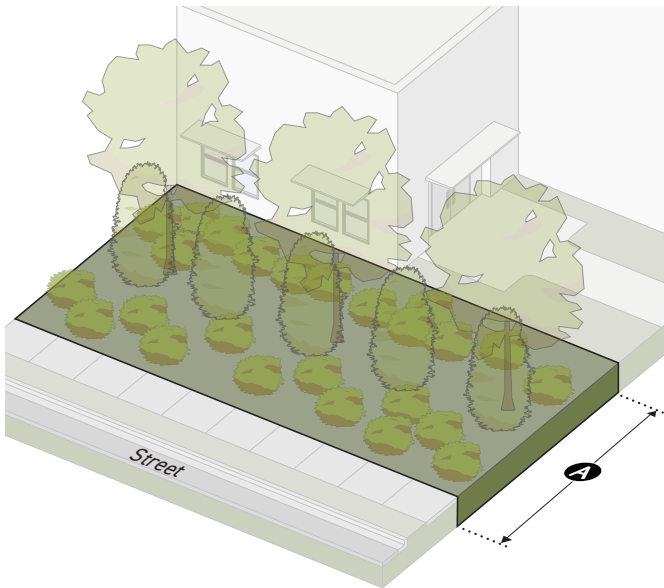
Medium depth landscape screening with a wall intended for high impact uses.



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

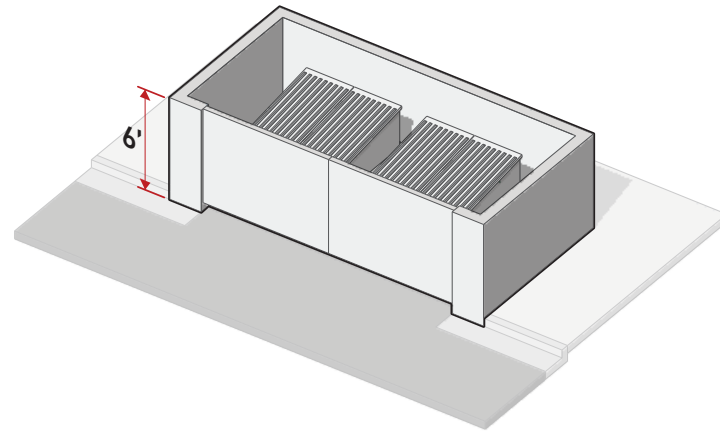
Deep landscape screening with no wall intended for high impact uses.



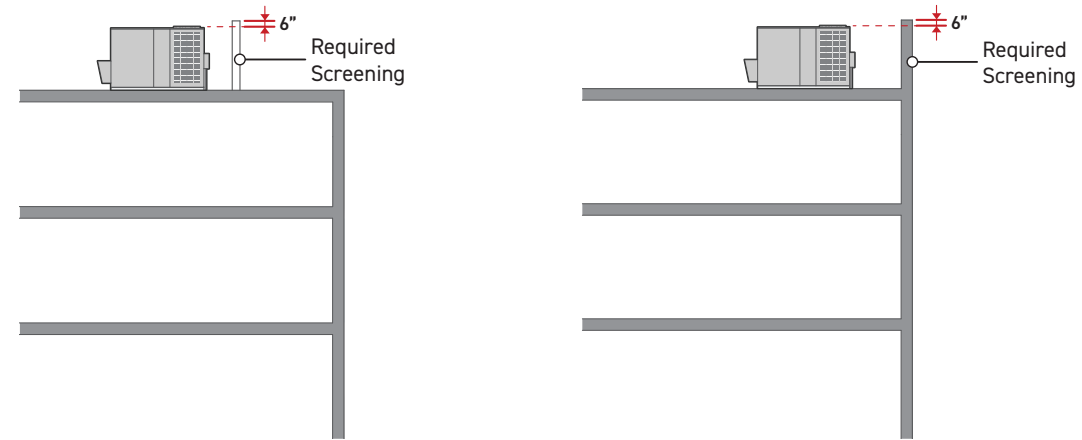
SCREENING AREA	
A Depth (min)	30'
Landscaping (min per 50')	
Canopy trees	3
Understory trees	5
Shrubs	24
WALL OR FENCE	
Not required	

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

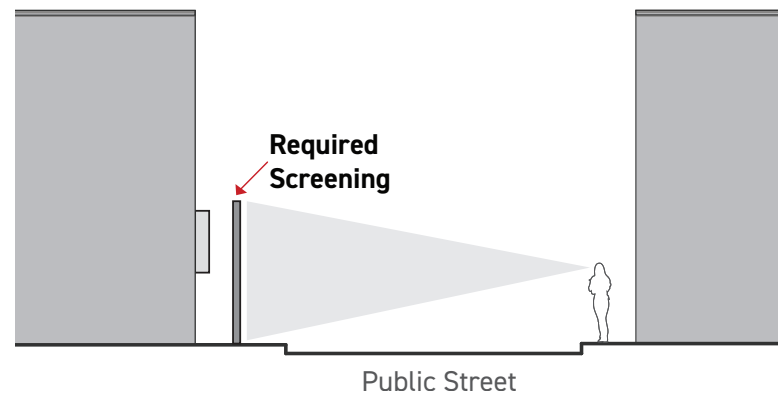
1. Waste Receptacle Screening



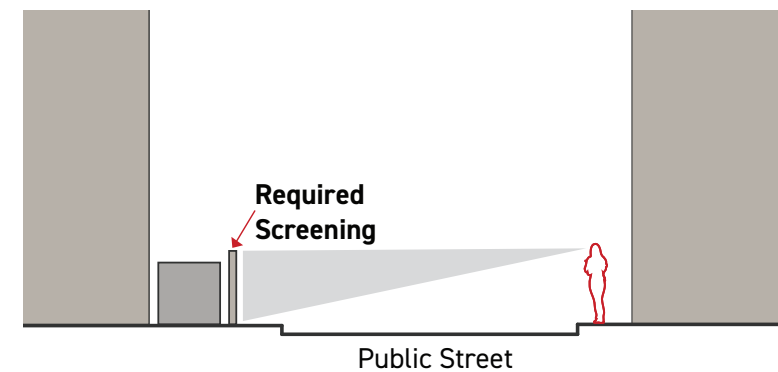
2. Roof-Mounted Equipment Screening



3. Wall-Mounted Equipment Screening



4. Ground-Mounted Equipment Screening



ADDITIONAL DRAFT DEVELOPMENT STANDARDS

SIGNS

WHERE DIFFERENT TYPES OF SIGNS ARE PERMITTED

	R-C	RD-	RA-	RX-	MX-, IX-	CG	IL, IH	INS	CEM, OS	Standards
Building Signs										
Awning sign	□	□	□	■	■	■	■	■	■	4.6.4.C
Canopy sign	□	□	□	■	■	■	■	■	■	4.6.4.D
Pedestrian sign	□	□	□	■	■	■	■	■	■	4.6.4.E
Projecting sign	□	□	□	■	■	■	■	■	■	4.6.4.F
Roof sign	--	--	--	--	■	■	■	--	--	4.6.4.G
Suspended sign	□	□	□	■	■	■	■	■	■	4.6.4.H
Wall sign	□	□	□	■	■	■	■	■	■	4.6.4.I
Freestanding Signs										
Bracket sign	□	□	□	■	■	■	■	■	■	4.6.4.J
Monument sign	○	○	○	■	■	■	■	■	■	4.6.4.K
Pylon sign	--	--	--	--	--	■	■	■	--	4.6.4.L
Special Signs										
Crown sign	--	--	--	■	■	■	■	■	--	4.6.4.M
Entrance sign	■	■	■	--	--	--	--	--	--	4.6.4.N
Off-Premise Signs	--	--	--	--	--	■	■	--	--	4.6.7

■ = Allowed

□ = Allowed for permitted Public & Institutional, Commercial, & Manufacturing & Industrial uses

○ = Allowed for permitted Public & Institutional uses

-- = Not allowed

SIGNS

MAXIMUM AREA FOR SIGNS BY DISTRICT

Residential Districts (R-C, RD-, RA-)	
Building Signs Awning sign Canopy sign Pedestrian sign Projecting sign Suspended sign Wall sign	Sign Area for Building Signs (max) 1. Less than 100' of building frontage: 12 SF 2. 100' to 300' of building frontage: 20 SF 3. More than 300' of building frontage: 32 SF
Freestanding Signs Bracket sign Monument sign	Sign Area for Freestanding Signs (max) 1. Bracket sign: 9 SF per sign 2. Monument sign: 32 SF per sign
Mixed Use Districts (RX-, MX-, IX-)	
Building Signs Awning sign Canopy sign Pedestrian sign Projecting sign Roof sign (not allowed in RX) Suspended sign Wall sign Freestanding Signs Bracket sign Monument sign	Sign Area for All Building and Freestanding Signs (max) 2 SF per linear foot of building frontage: up to 200 SF, with a minimum of 50 SF.

SIGNS

MAXIMUM AREA FOR SIGNS BY DISTRICT

Commercial Districts (CG)	
<div>Building Signs</div> <div>Awning sign</div> <div>Canopy sign</div> <div>Pedestrian sign</div> <div>Projecting sign</div> <div>Roof sign</div> <div>Suspended sign</div> <div>Wall sign</div> <div>Freestanding Signs</div> <div>Bracket sign</div> <div>Monument sign</div> <div>Pylon sign</div>	<div>Sign Area for All Building and Freestanding Signs (max)</div> <div>2 SF per linear foot of street frontage: up to 200 SF, with a minimum of 50 SF.</div>
Industrial Districts (IL/IH)	
<div>Building Signs</div> <div>Awning sign</div> <div>Canopy sign</div> <div>Pedestrian sign</div> <div>Projecting sign</div> <div>Roof sign</div> <div>Suspended sign</div> <div>Wall sign</div> <div>Freestanding Signs</div> <div>Bracket sign</div> <div>Monument sign</div> <div>Pylon sign</div>	<div>Sign Area for All Building and Freestanding Signs (max)</div> <div>3 SF per linear foot of street frontage: up to 300 SF, with a minimum of 50 SF.</div>

SIGNS

MAXIMUM AREA FOR SIGNS BY DISTRICT

Institutional District (INS)	
Building Signs Awning sign Canopy sign Pedestrian sign Projecting sign Suspended sign Wall sign Freestanding Signs Bracket sign Monument sign Pylon sign	Sign Area for All Building and Freestanding Signs (max) 3 SF per linear foot of street frontage: up to 300 SF, with a minimum of 50 SF.
Open Space Districts (CEM, OS)	
Building Signs Awning sign Canopy sign Pedestrian sign Projecting sign Suspended sign Wall sign Freestanding Signs Bracket sign Monument sign	Sign Area for All Building and Freestanding Signs (max) 48 SF.

SIGNS

EXAMPLE: WALL SIGN



1. Definition

A building sign that is painted on or attached to a wall or parapet wall, window or other vertical surface of a building, which is parallel or nearly parallel to the surface to which the sign is attached.

2. General Standards

A wall sign must be located below the window sills of the 2nd story on a multi-story building or below the roof line on a single-story building.

A wall sign cannot obscure distinctive or unique architectural elements

No wall sign located in a Mixed Use, Commercial, or Industrial district can face an abutting lot located in an R-C, RD- or RA- district unless separated by an off-street parking area serving the lot in the Mixed Use, Commercial, or Industrial district.

The total area of all wall signs painted on a building wall cannot exceed 25% of the area of the wall.

A wall sign can be externally or internally illuminated - see 4.6.8.

3. Number of Signs

There is not limit on the number of wall signs

4. Permitted Sign Area

Allocation of permitted sign area	See 4.6.4.A
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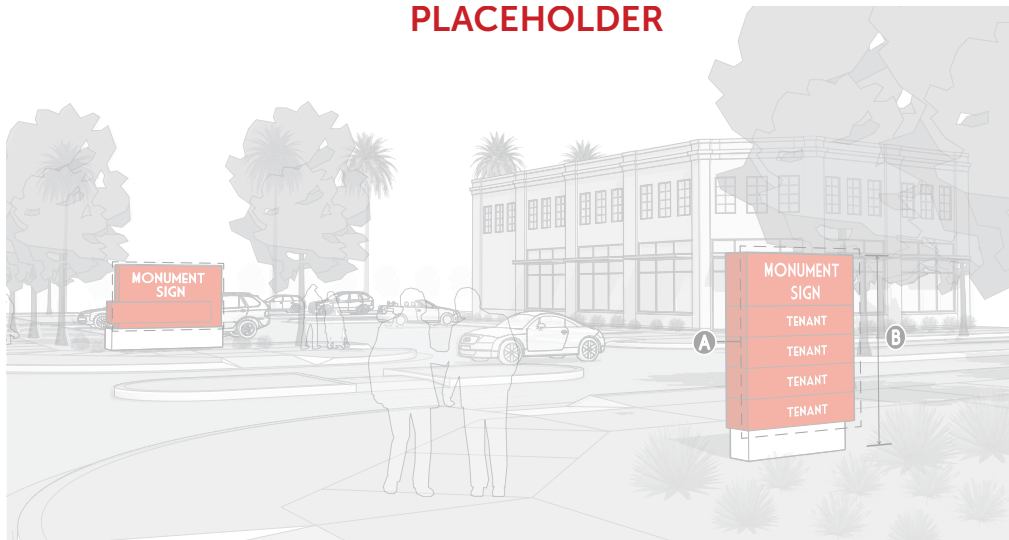
Any portion of the permitted sign area may be allocated to wall signs attached to a building and oriented to an alley abutting the lot, provided that any sign adjacent to or across an alley from an R-C, RD-, or RA- district can be illuminated.

5. Individual Sign Dimensions

A Area (max)	--
B Depth (max)	1.25'

SIGNS

EXAMPLE: MONUMENT SIGN



1. Definition

A low freestanding sign attached to the ground along its entire length.

2. General Standards

A monument sign must be located at least 50 feet from any other freestanding sign

A monument sign must be set back at least 10 feet from any lot line.

A monument sign can be externally or internally illuminated - see 4.6.8.

3. Number of Signs

Maximum of 1 monument or pylon sign per street frontage.

Shopping centers with multiple street frontages get one additional monument sign per street frontage (this is in addition to the total permitted sign area for the district)

4. Permitted Sign Area

Allocation of permitted sign area See 4.6.4.A

5. Individual Sign Dimensions

A Area (max)	32 SF
B Height (max)	8'

SIGNS

EXAMPLE: CROWN SIGN



1. Definition

A special sign attached flat to the exterior wall of a building, located on the upper band of the building.

2. General Standards

A building can have a crown sign or a roof sign - a building cannot have both.

A crown sign is only allowed on buildings at least 4 stories in height, when no other signs are located on the same building facade above 35 feet.

A crown sign cannot be placed below the start of the 4th story.

A crown sign cannot extend above the top of the building roof line or parapet.

A crown sign cannot obscure distinctive or unique architectural elements

A crown sign can be externally or internally illuminated - see 4.6.8

3. Number of Signs

Maximum of 2 signs allowed per building, with a maximum of 1 sign per building facade.

4. Total Sign Area

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5. Individual Sign Dimensions

A Area (max)

4 to 6 stories

50 SF

7 to 10 stories

75 SF

10 to 20 stories

160 SF

More than 20 stories

300 SF

B Depth (max)

3'

Sign area for any building facade may be increased by up to 25% by transferring permitted sign area from another facade on the same building

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
- 7. *Signs*
- 8. *Landscape Planting / Walls and Fences*
- 9. *Lighting*

STILL TO COME

- 1. Tree Canopy
- 2. Affordability Bonusing (still needing legal input)

FOR NOVEMBER

- + Please provide **written comments on the drafts** ahead of the November ZAC meeting, if you have them.
- + At that meeting we'll **discuss the drafts** and will try to **resolve any questions you may have**, but won't be able to get into fine details.