

# RICHMOND 300 ZONING CODE REFRESH

Review of Changes Made For November Draft  
December 2025 ZAC Meeting





# TODAY'S PRESENTATION

**1** Engagement Stats & Open House Themes

**2** Summary of November Draft Changes

# ENGAGEMENT STATS AND OPEN HOUSE THEMES

# ENGAGEMENT TO DATE: KEY ACHIEVEMENTS

- 4 PANEL DISCUSSIONS ~439 people
- 6 CITY-ORGANIZED ROUNDTABLES ~390 people
- 7 COMMUNITY AMBASSADOR ROUNDTABLES ~40 people
- 11 OPEN HOUSES ~512 people
- 11 POP UPS ~470 people
- 16 ZAC MEETINGS ~500 people
- 42 MEETINGS WITH CIVIC ASSOCIATIONS/GROUPS ~2,320 people





# PANEL + OPEN HOUSE (NOV 17-20)

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**TOTAL PEOPLE REACHED: 246** (24% increase in attendance from June Panel + Open houses)



Mon, 11/17, 6-7:30pm  
Main Library

**74 attendees**



Wed, 11/19, 4-7pm  
Main Library

**121 attendees**



Thurs, 11/20, 9-12pm  
City Hall

**28 attendees**



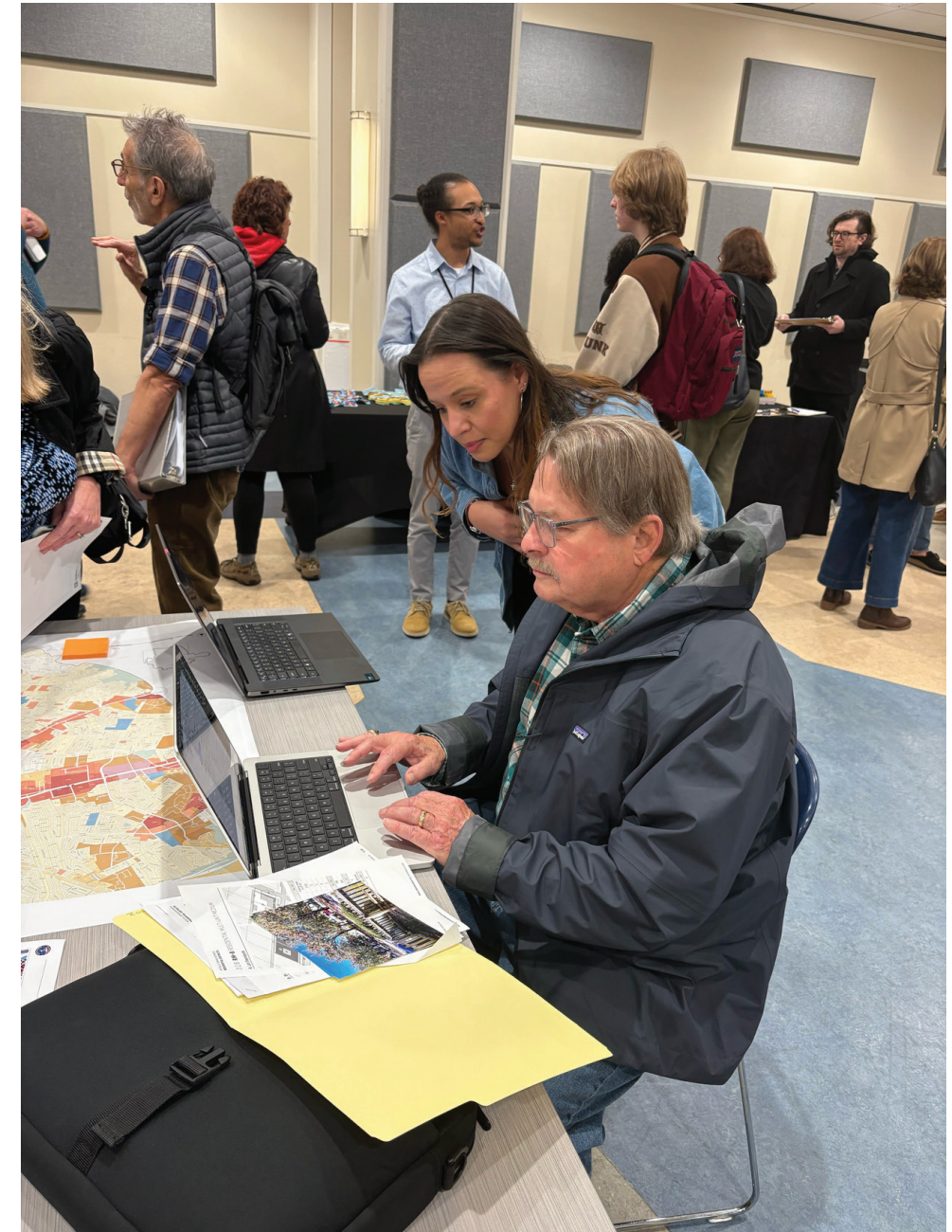
Thurs, 11/20, 4-7pm  
Southside Community  
Services Center

**23 attendees**



# HIGH LEVEL FEEDBACK

- + Strong interest in **reducing car-centric development**, especially **near transit, trails and walkable corridors**.
- + Mixed opinions on **increasing density**: some residents want more height, mixed-use, and ADUs; others fear over-density, loss of character and infrastructure strain.
- + Significant concerns about **infrastructure capacity** (water/sewer, schools, stormwater) and **tree canopy impacts**.
- + Conflicting perspectives on **neighborhood character**, some want more **flexibility and future-oriented growth**; others want preservation of **existing conditions**.
- + Requests to allow more **small scale retail, affordable ownership opportunities, walkable neighborhoods** amenities.
- + Concern **equity, displacement, developer influence**, and **inclusion of renters** in the process.
- + Calls for more **environmental protections, preservations of tree canopy**, and careful consideration of sensitive areas, floodplains, and green space
- + Concerns about **churches having the MX-3 designation**.





# AREAS OF CONCERN OR DISAGREEMENT

## AREAS OF CONCERN

### + Infrastructure & Environmental Capacity

- Widespread concern that utilities, schools, floodplains, and tree canopy cannot support added density.

### + Housing Affordability & Displacement

- Fears that changes may reduce affordability, advantage landowners, and increase displacement.
- Many urge stronger renter engagement.

## AREAS OF DISAGREEMENT

### + Density & Location of Housing Growth

- Some want more density, especially near transit. Others feel density is overreaching in areas with environmental or infrastructure constraints.

### + Retail in Residential Districts

- Some support small retail in all residential zones. Others oppose retail in single-family areas.

### + ADUs, Setbacks, Heights, & Lot Coverage

- Some want ADUs everywhere, higher coverage, and more height flexibility. Others want stricter heights, setbacks, and coverage to protect trees, privacy, and neighborhood character.
- Ongoing disagreement about whether step-backs are necessary.



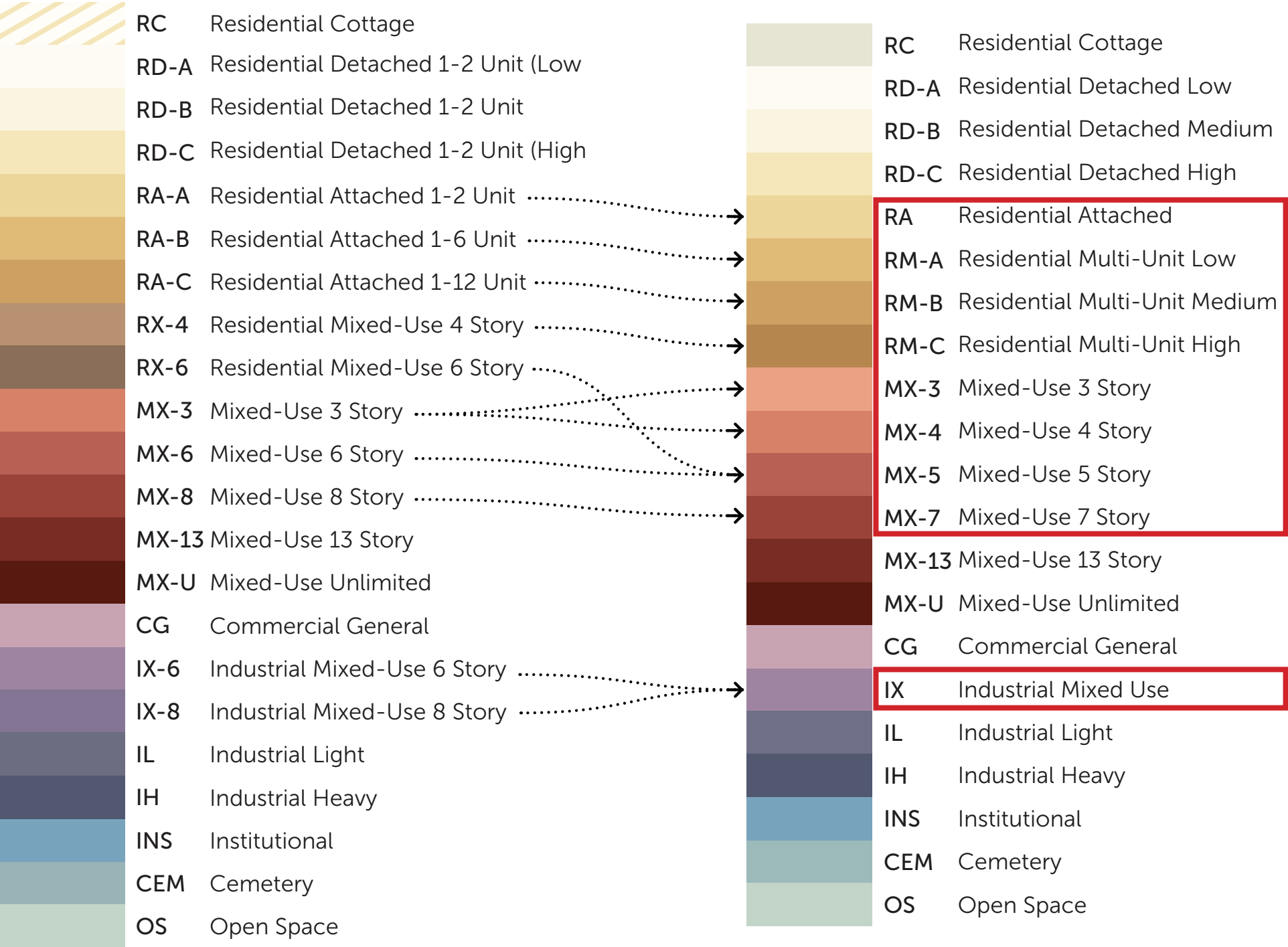


# SUMMARY OF NOVEMBER DRAFT CHANGES



# DRAFT 1

# DRAFT 2



Some zoning district names changed to help clarify their intent, and in some cases, the frequency that a district appears on the map also changed.

Major changes included the introduction of RM (replacing RA-B, RA-C and RX-4), adjustment to MX maximum heights and consolidation of IX.



# DRAFT 1 (JUNE)

- .....

Enhanced Transit Service
- Existing BRT Stop
- Proposed BRT Stop
- RC

Residential Cottage
- RD-A

Residential Detached 1-2 Unit (Low Density)
- RD-B

Residential Detached 1-2 Unit (Medium Density)
- RD-C

Residential Detached 1-2 Unit (High Density)
- RA-A

Residential Attached 1-2 Unit
- RA-B

Residential Attached 1-6 Unit
- RA-C

Residential Attached 1-12 Unit
- RX-4

Residential Mixed-Use 4 Story
- RX-6

Residential Mixed-Use 6 Story
- MX-3

Mixed-Use 3 Story
- MX-6

Mixed-Use 6 Story
- MX-8

Mixed-Use 8 Story
- MX-13

Mixed-Use 13 Story
- MX-U

Mixed-Use Unlimited
- CG

Commercial General
- IX-6

Industrial Mixed-Use 6 Story
- IX-8

Industrial Mixed-Use 8 Story
- IL

Industrial Light
- IH

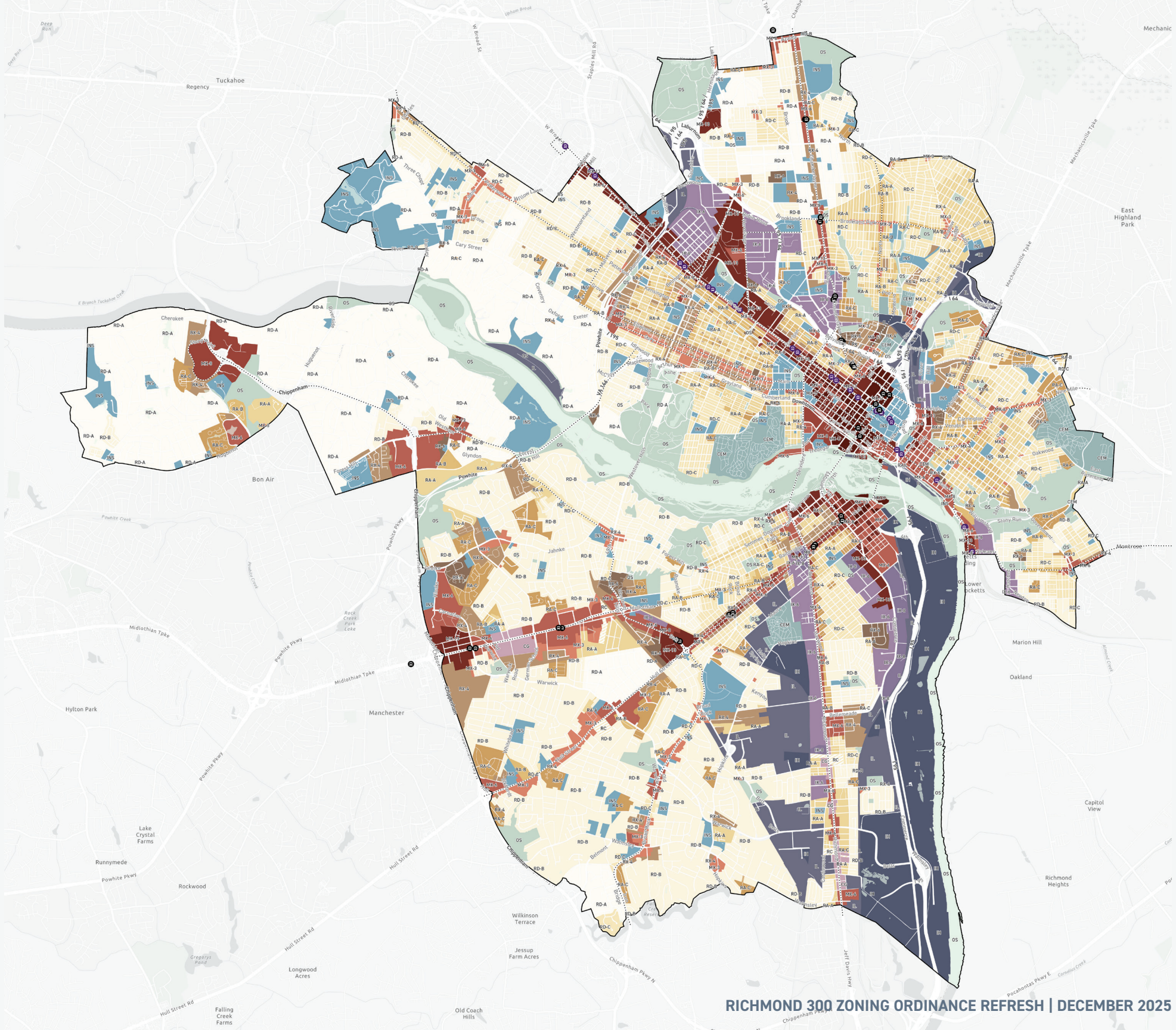
Industrial Heavy
- INS

Institutional
- CEM

Cemetery
- OS

Open Space
- OS

Open Space (Water)





# DRAFT 2 (NOVEMBER)

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Enhanced Transit Service

Existing BRT Stop

Proposed BRT Stop

RC

Residential Cottage

RD-A

Residential Detached Low

RD-B

Residential Detached Medium

RD-C

Residential Detached High

RA

Residential Attached

RM-A

Residential Multi-Unit Low

RM-B

Residential Multi-Unit Medium

RM-C

Residential Multi-Unit High

MX-3

Mixed Use 3

MX-4

Mixed Use 4

MX-5

Mixed Use 5

MX-7

Mixed Use 7

MX-13

Mixed Use 13

MX-U

Mixed Use Unlimited

CG

Commercial General

IX

Industrial Mixed Use

IL

Industrial Light

IH

Industrial Heavy

INS

Institutional

CEM

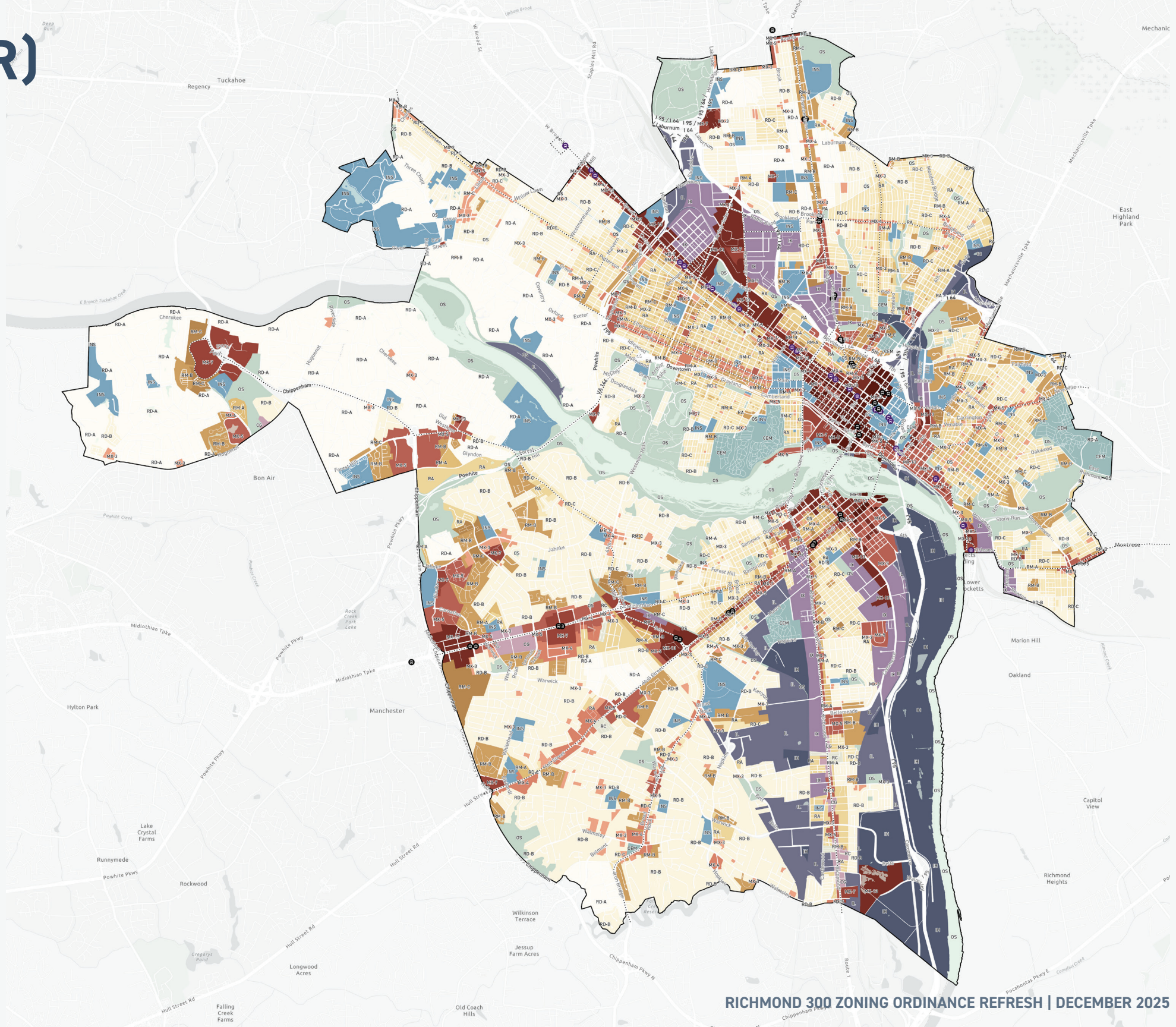
Cemetery

OS

Open Space

OS

Open Space (Water)





# RESIDENTIAL UNITS PER LOT & MINIMUM LOT WIDTH

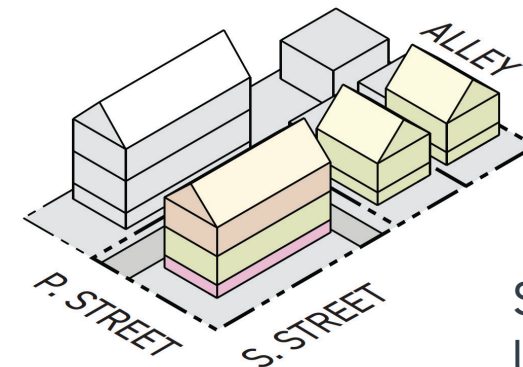


## COMMENT THEMES

- + In RD- districts, some were in favor of allowing up to 2 units & 1 ADU on a lot, but others didn't want that type of change in their neighborhood
- + Some were concerned that the 25' min lot width in RD-C would incentive lot splits
- + Other worried that the proposed standards could incentivize the demolition of existing houses

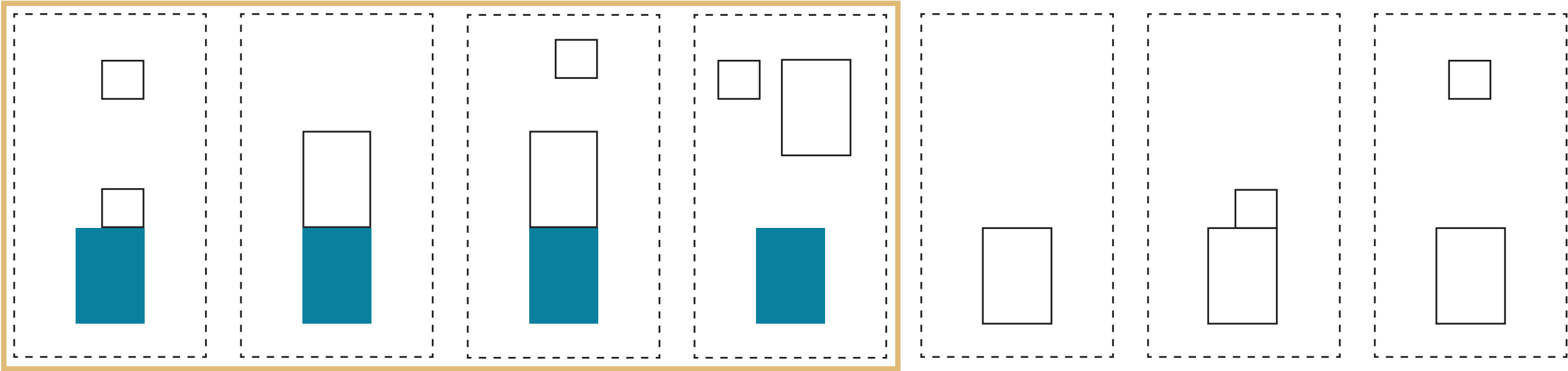
## DRAFT RESPONSE

- + New standards established to incentivize preservation of existing houses
- + The RD-C 25' lot width min has been kept, but the district has been mapped more sparingly, resulting in some areas becoming RD-B (50' lot width min)
- + Corner lots can only be subdivided along primary streets



Side street subdivisions of corner lots are no longer proposed

# RESIDENTIAL INFILL STRATEGY



PRIMARY STREET

1 dwelling unit and 1 ADU in a principal structure, and 1 ADU in a detached accessory structure.

2 dwelling units in a principal structure.


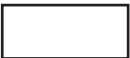

2 dwelling units in a principal structure and 1 ADU in a detached accessory structure.

1 dwelling unit in a principal structure, 1 dwelling unit in another principal structure, and 1 ADU in a detached accessory structure.

1 dwelling unit in a principal structure

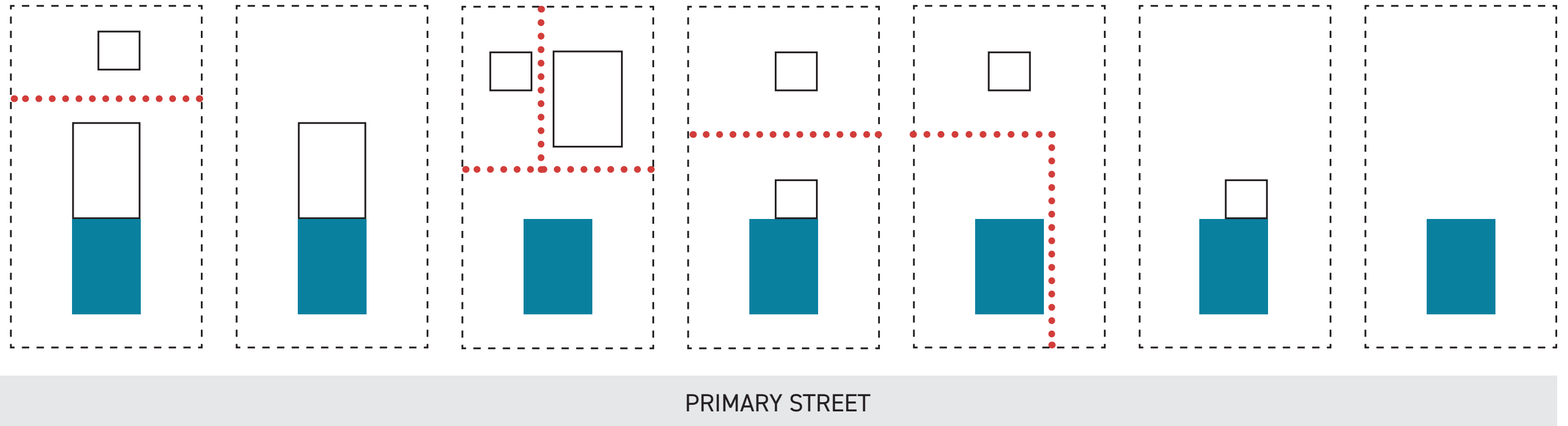
1 dwelling unit and 1 ADU in a principal structure

1 dwelling unit in a principal structure and 1 ADU in a detached accessory structure

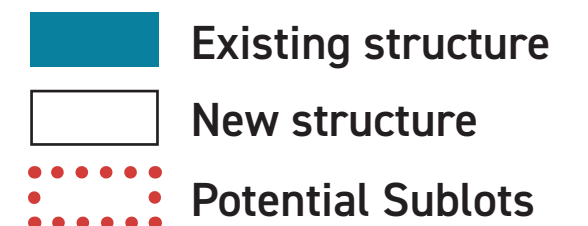
-  Existing structure
-  New structure
-  Housing preservation bonus



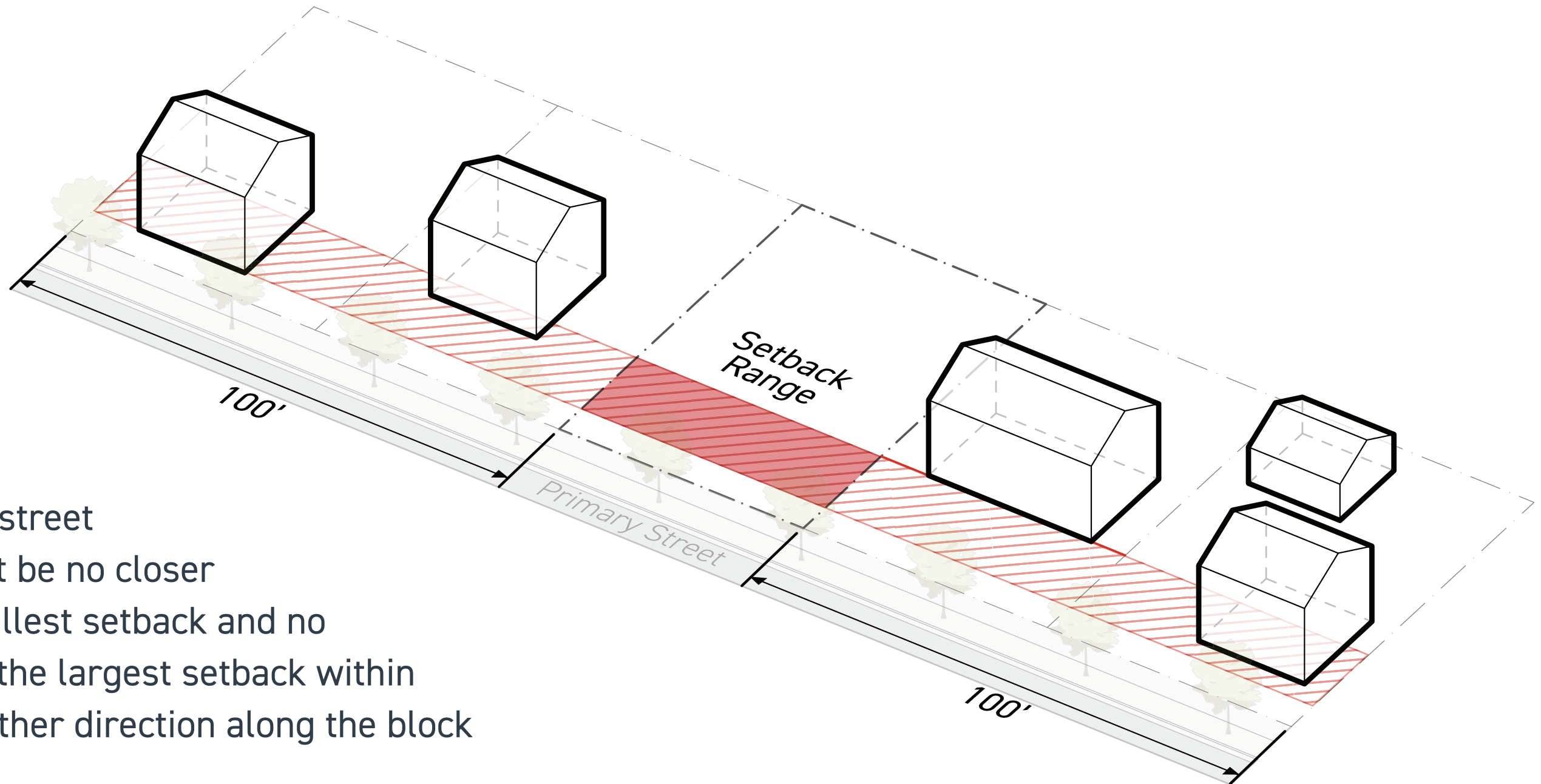
# SUBLOT STRATEGY



- + Intent: to **allow fee-simple sale** of units or an undeveloped part of a lot to **increase ownership opportunities** of diverse housing stock
- + Example: **age in place** by selling back yard or garage so that someone else can build an ADU
- + Standards such as **setbacks, building coverage, and lot width** apply to overall lot (not each subplot)
- + All structures on a lot are required to follow district standards



# CONTEXTUAL SETBACKS

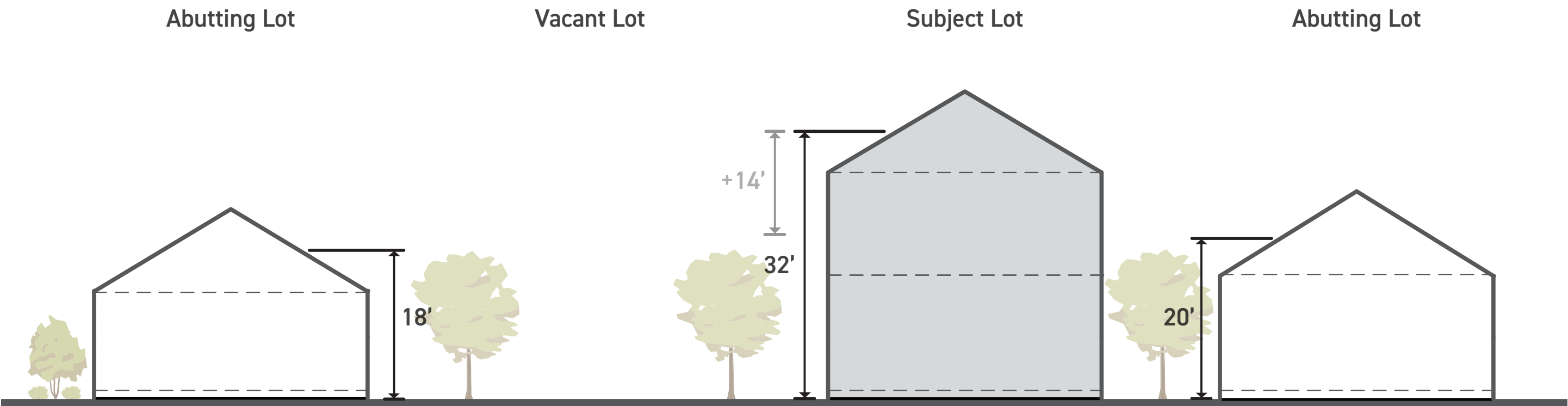


The primary street setback must be no closer than the smallest setback and no further than the largest setback within 100 feet in either direction along the block face.



# CONTEXTUAL HEIGHTS

The maximum height of a building or structure cannot be more than 14 feet taller than the shortest principal structure on the 2 abutting lots along the same block face.



# COMMERCIAL USES IN RESIDENTIAL DISTRICTS



## COMMENT THEMES

- + Some felt it was unfair that small commercial uses were allowed conditionally in RD- districts but allowed by-right in RA- districts
- + Some supported new commercial nodes (and/or corner commercial) in residential areas

## DRAFT RESPONSE

- + Small commercial now allowed conditionally in both RD- and RA districts. Allowed by-right in RM-A, RM-B and RM-C (formerly RX-4).
- + MX-3 now serves as a limited neighborhood commercial zone

Use Category Specific Use	RESIDENTIAL							
	RC	RD-A	RD-B	RD-C	RA	RM-A	RM-B	RM-C
Food and Beverage (3.3.4.D)								
General food beverage								
0-1,500 SF	-	C*	C*	C*	C*	P*	P*	P*
1,501-3,000 SF	-	C*	C*	C*	C*	C*	C*	P*
3,000+ SF	-	-	-	-	-	-	-	-



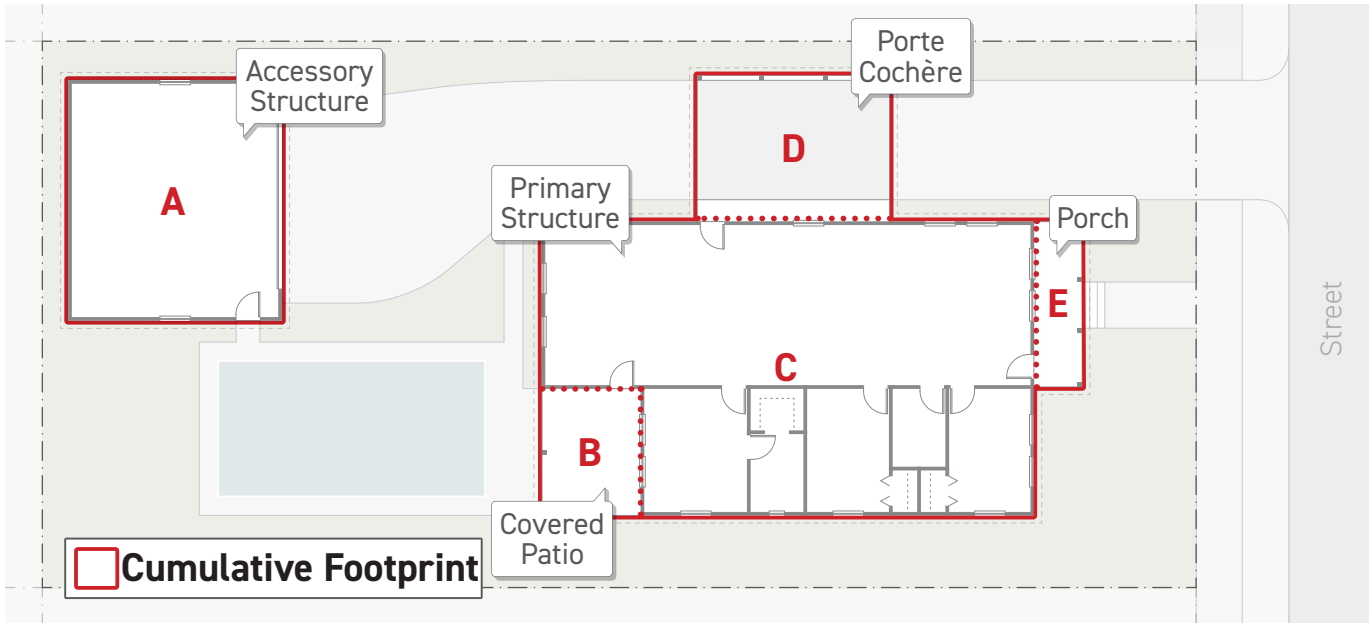


## COMMENT THEMES

- + While some appreciated that higher building coverage percentages would support infill housing, others expressed concern about loss of open space

## DRAFT RESPONSE

- + Maximum building coverage has been lowered to percentages closer to the current Zoning Code



Area **A**

+ Area **B**

+ Area **C**

+ Area **D**

+ Area **E**

Cumulative  
Structure  
Footprint

(Cumulative  
Structure  
Footprint)

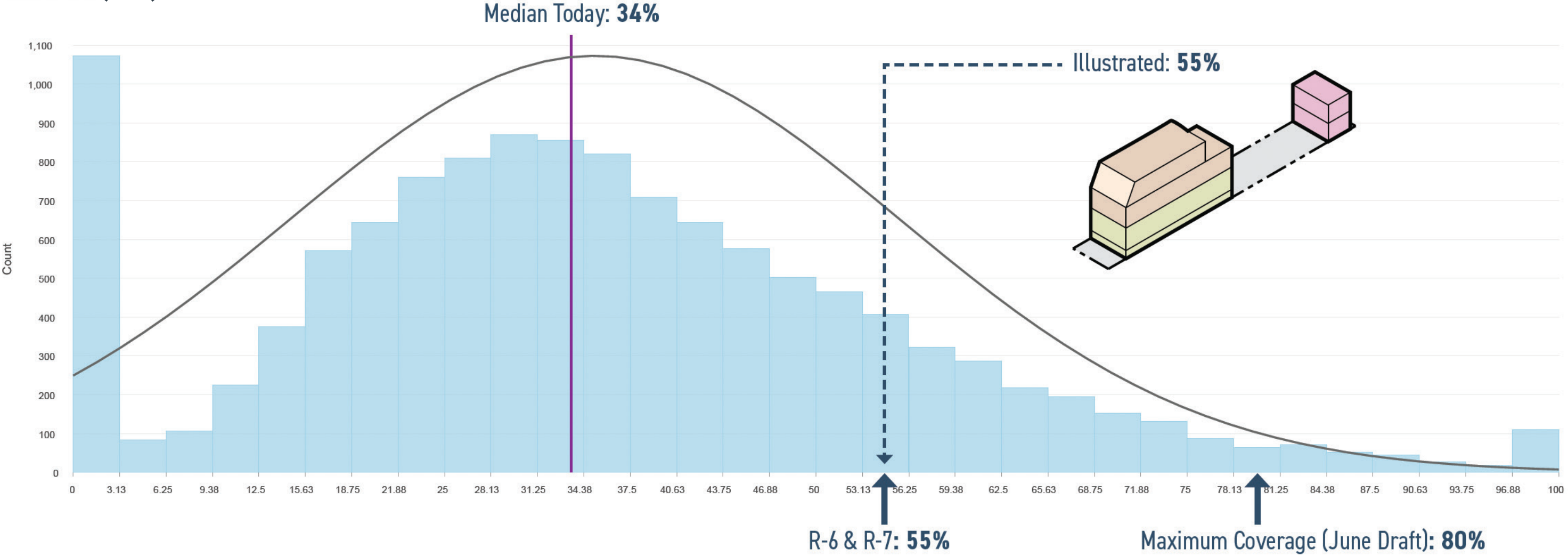
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(Total Lot Area)

**Building Coverage**

# RESIDENTIAL BUILDING COVERAGE

## RA-A (RA)

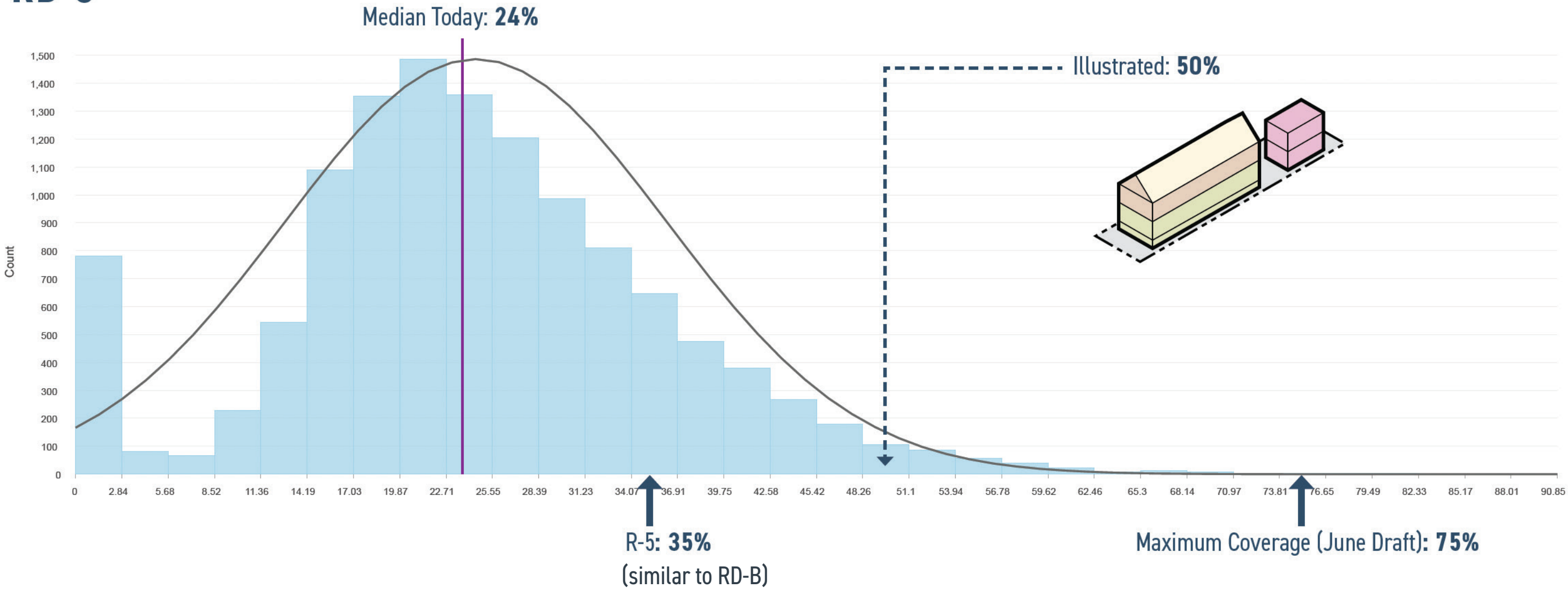


November Draft: 60%



# RESIDENTIAL BUILDING COVERAGE

## RD-C



November Draft: 50%

# SIDE AND REAR SETBACKS

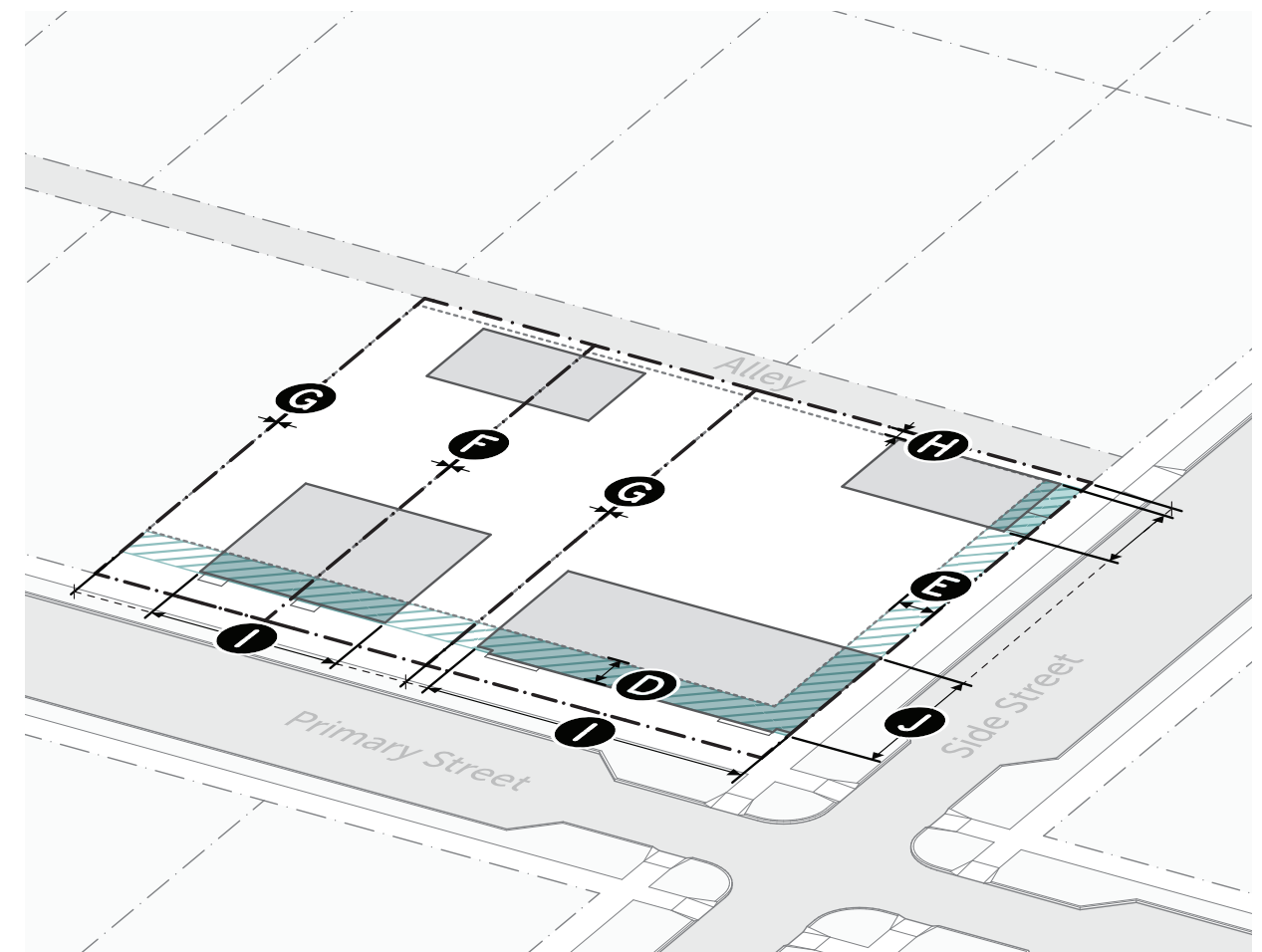


## COMMENT THEMES

- + Attached buildings by definition have no side setbacks, but concerns were raised about detached structures having no side setbacks in RA- districts

## DRAFT RESPONSE

- + Side setbacks have been added to RA, RM-A, and RM-B
- + Side setbacks do not apply on internal lot lines when a block of attached buildings (rowhouse) are constructed together







## COMMENT THEMES

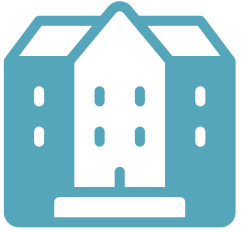
- + Many felt that their neighborhood or block was incorrectly mapped based on existing conditions
- + Common suggestions were adjustments from RX-4 to RA-C, and from RA-A to RD-C

## DRAFT RESPONSE

- + Many edits to the map have been made in an effort to resolve these issues
- + Some previous designations were informed by the existing zoning, which may not have been fairly applied in the first place

# MX-3 VS. MX-4

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## COMMENT THEMES

- + Some were in favor of the addition of MX-3 (as a replacement for MX-4 in earlier drafts), while others thought MX-4 was more appropriate

## DRAFT RESPONSE

- + Both are now included. MX-3 is used more for small neighborhood nodes, while MX-4 is now used for more extensive community commercial corridors.

# HEIGHT LIMITS

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## COMMENT THEMES

- + There were concerns about more intensive and less intensive zoning districts abutting each other
- + Some had privacy concerns and were worried about solar access
- + Some suggested that areas in the City could handle taller buildings (like Scott's Addition)

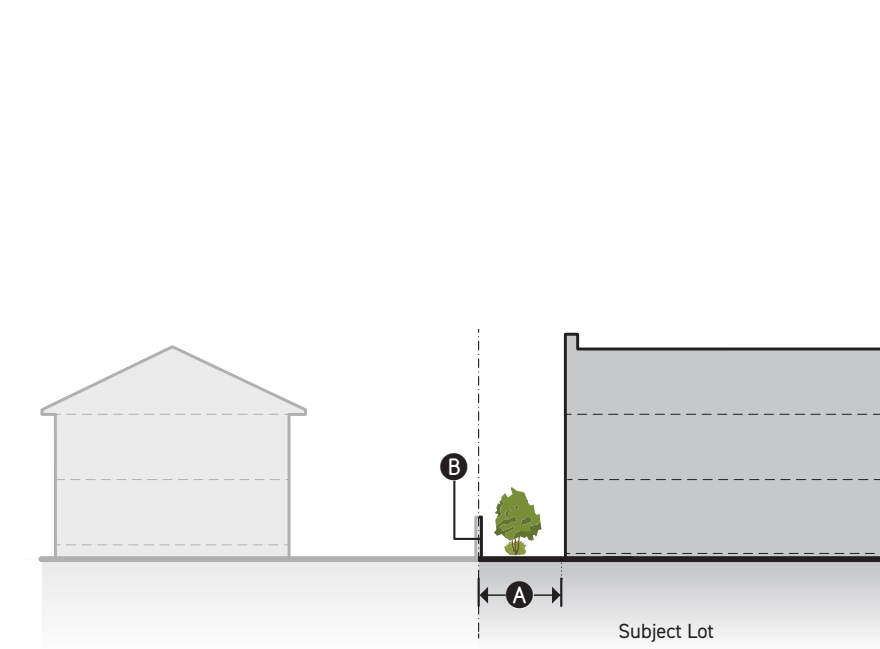
## DRAFT RESPONSE

- + Transition standards now apply to more districts and the metrics have been refined
- + Some MX- blocks have been remapped where lot depth would constrain building height (for example, MX-13 has been remapped to MX-7 or MX-5 in some cases depending on the lot depth)



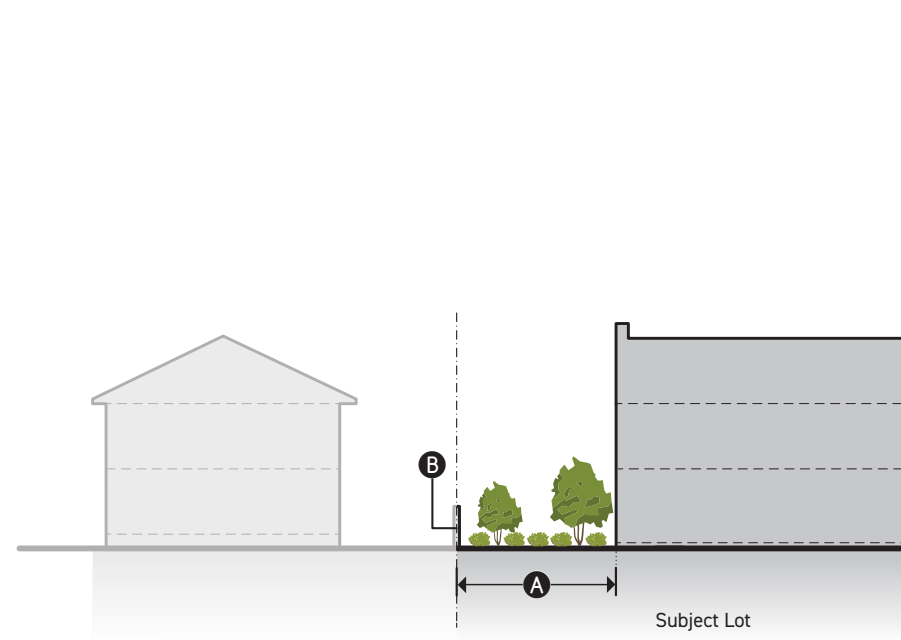
# TRANSITIONS

## TYPE A



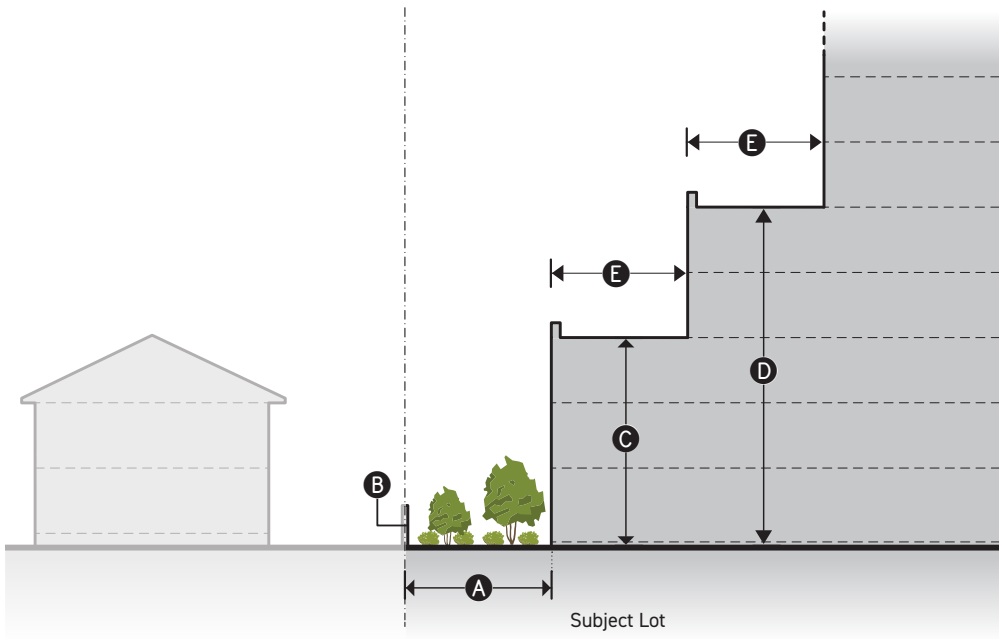
TRANSITION AREA	Alley	No Alley
A Depth (min)	3'	10'
B Transition screen (see 4.4.3)	None	Light

## TYPE B



TRANSITION AREA	Alley	No Alley
A Depth (min)		
MX-, CG, IX, IL	3'	20'
IH	30'	30'
B Transition screen (see 4.4.3)		
MX-, CG, IX, IL	None	Moderate
IH	Heavy	Heavy

## TYPE C



TRANSITION AREA	Alley	No Alley
A Depth (min)		
MX-, CG, IX, IL	3'	20'
IH	30'	30'
B Transition screen (see 4.4.3)		
MX-, CG, IX, IL	None	Moderate
IH	Heavy	Heavy
UPPER STORY STEP-BACK		
C 1st step-back (max stories/feet)	3/35'	
D 2nd step-back (max stories/feet)	5/60'	
E Upper-story setback (min)	15'	

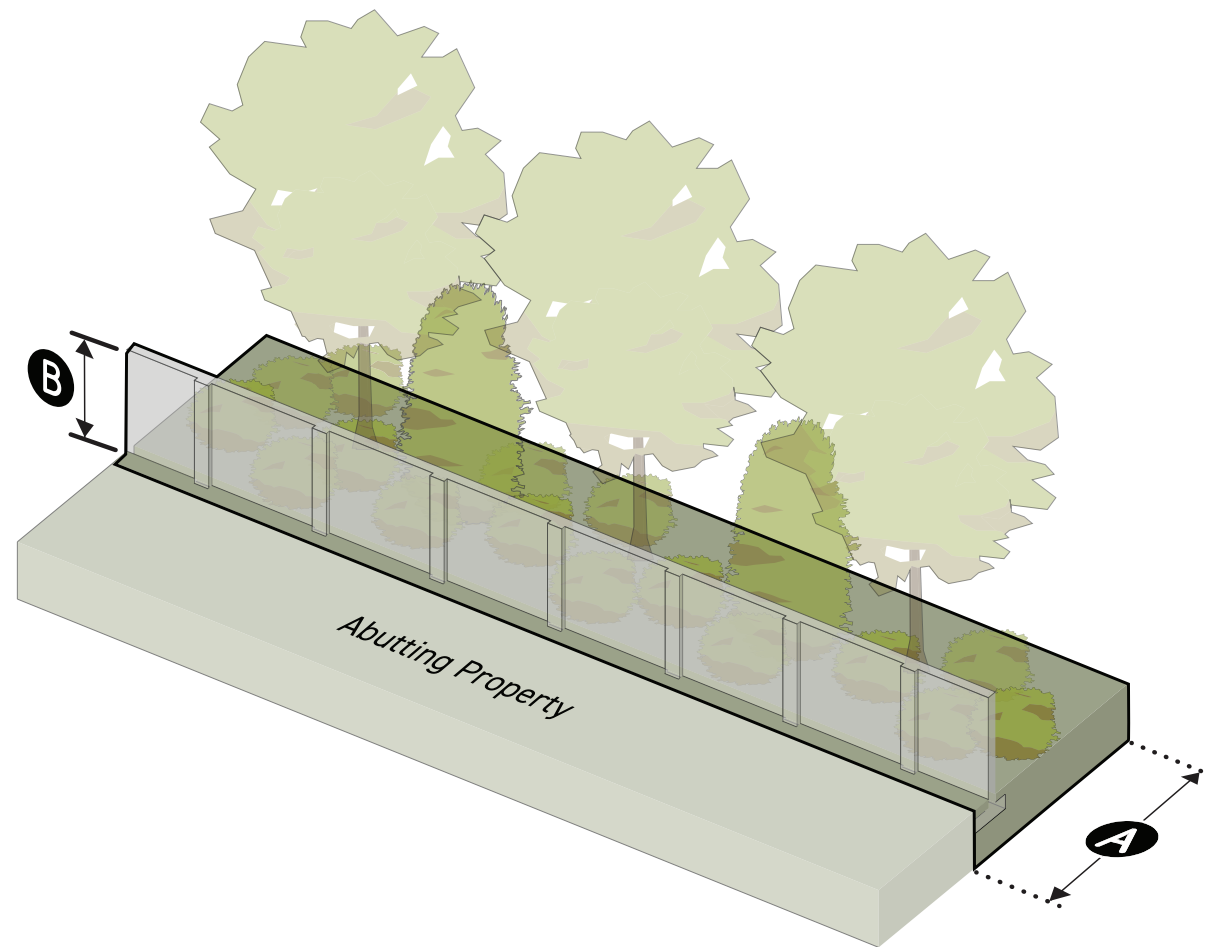
# TRANSITIONS

Zoning of Abutting Property

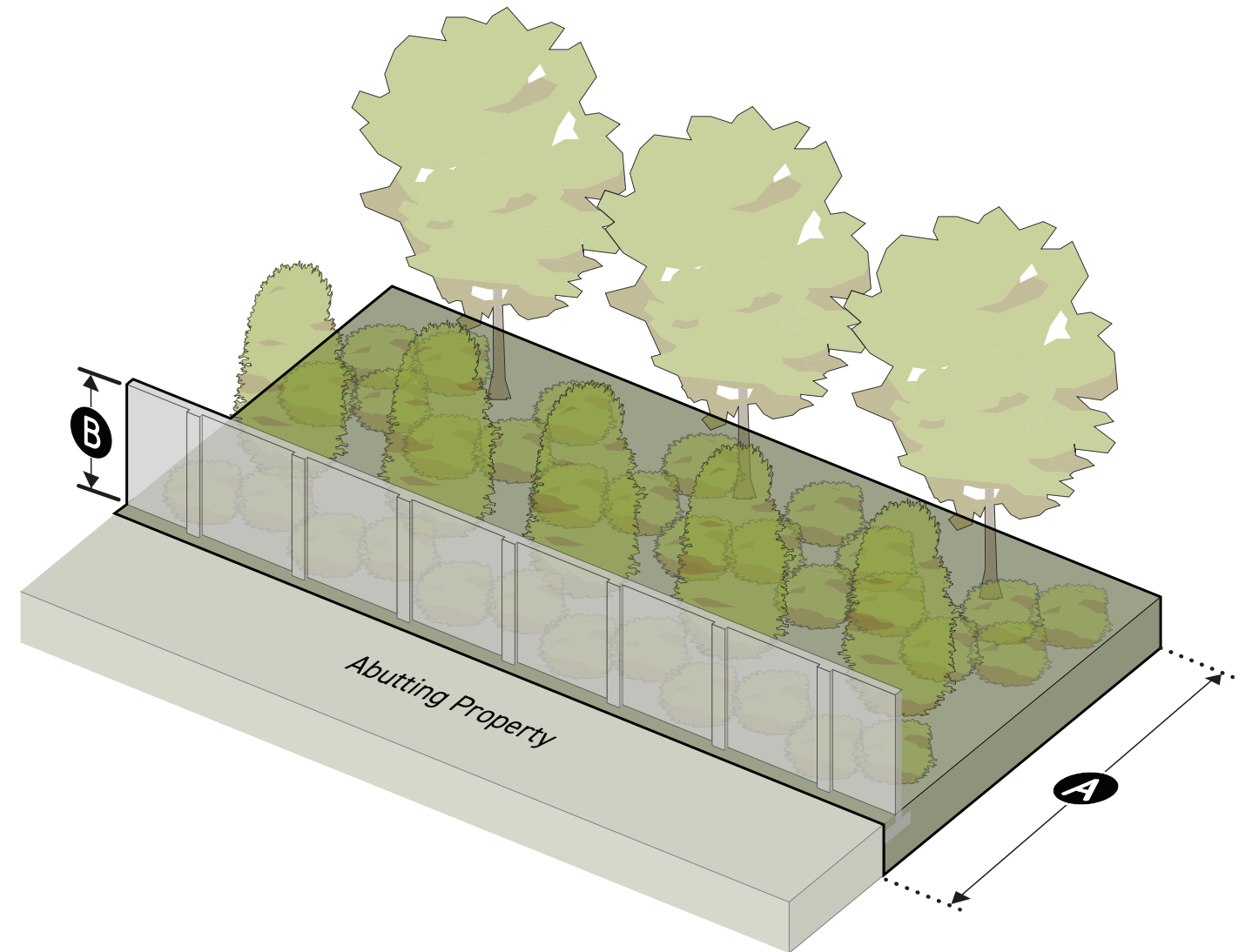
Zoning of Subject Property	<i>RC</i>	<i>RD-A, B</i>	<i>RD-C, RA</i>	<i>RM-A</i>	<i>RM-B</i>	<i>RM-C</i>	<i>MX-3</i>	<i>MX-4, 5</i>	<i>MX-7, 13</i>	<i>MX-U</i>	<i>CG</i>	<i>IX</i>	<i>IL</i>	<i>IH</i>	<i>INS</i>	<i>CEM</i>	<i>PK</i>
<b>RC</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>RD-</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>RA</b>	A	A	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>RM-A</b>	A	A	A	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>RM-B</b>	C	C	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>RM-C</b>	C	C	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>MX-3</b>	B	B	B	B	B	A	--	--	--	--	--	--	--	--	--	--	--
<b>MX-4</b>	C	C	C	C	B	A	--	--	--	--	--	--	--	--	--	--	--
<b>MX-5</b>	C	C	C	C	C	B	--	--	--	--	--	--	--	--	--	--	--
<b>MX-7</b>	C	C	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--
<b>MX-13</b>	C	C	C	C	C	C	C	C	--	--	--	--	--	--	C	--	--
<b>MX-U</b>	C	C	C	C	C	C	C	C	C	--	--	--	--	--	C	--	--
<b>CG</b>	C	C	C	C	C	C	B	B	B	B	--	--	--	--	B	--	--
<b>IX</b>	C	C	C	C	C	C	C	B	B	B	--	--	--	--	B	--	--
<b>IL</b>	C	C	C	C	C	C	C	B	B	B	B	B	--	--	B	--	--
<b>IH</b>	C	C	C	C	C	C	C	B	B	B	B	B	B	--	B	B	B
<b>INS</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>CEM</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
<b>PK</b>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--



# TRANSITIONS



**MODERATE**



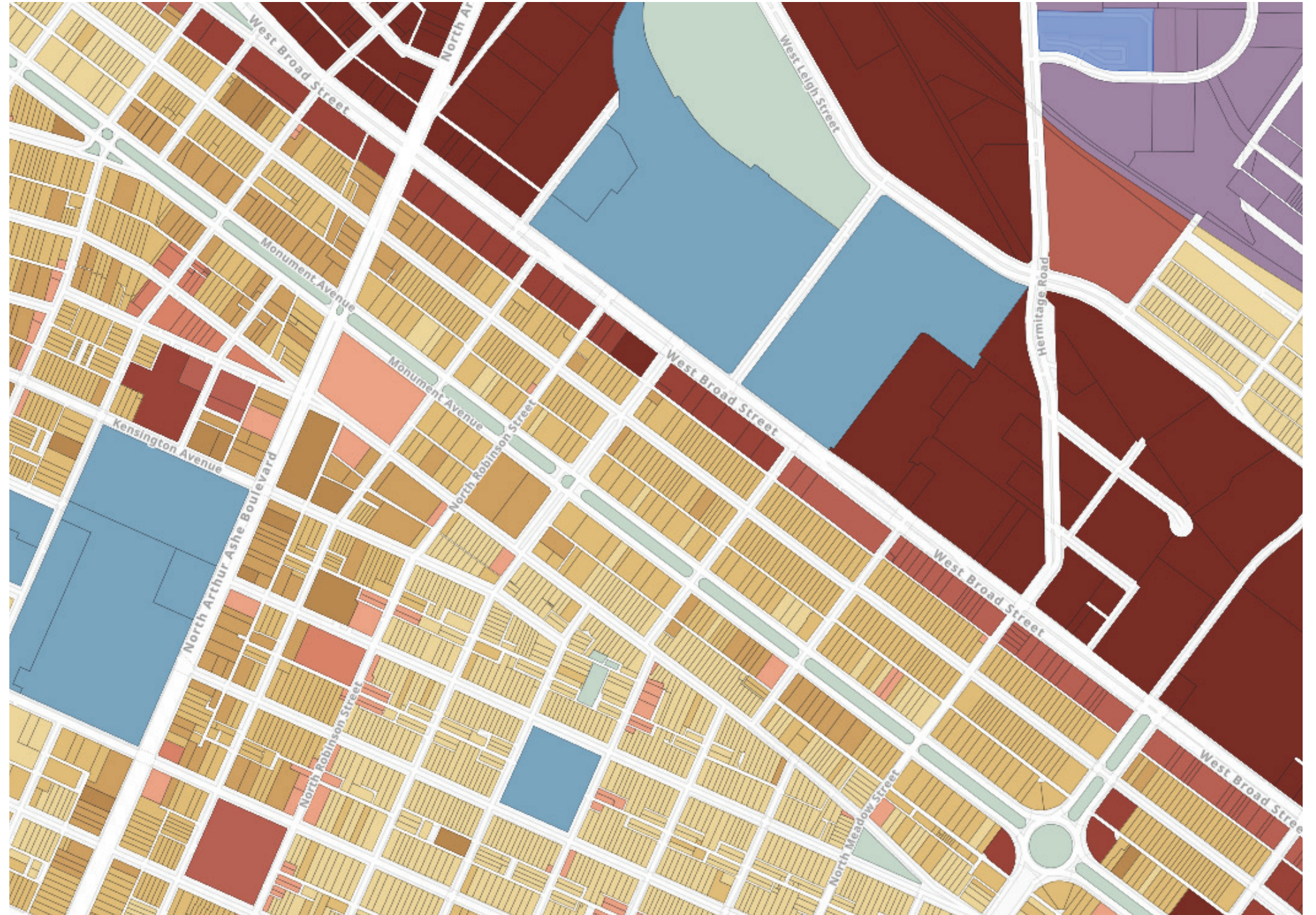
**HEAVY**



# SIDE AND REAR SETBACKS

## West Broad Street

- + Mostly MX-5 and MX-7 on south side, due to transition standard
- + Mostly MX-13 on north side, because no transition is required





# INSTITUTIONAL DISTRICT

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## COMMENT THEMES

- + There was confusion about the role of the Institutional district and where it was being applied.

## DRAFT RESPONSE

- + Institutional is now largely mapped to match Richmond 300's Institutional land use category (generally only larger campuses and public school property)
- + Smaller institutional uses now fall into their neighboring districts
- + Places of worship within neighborhoods are now mostly zoned as MX-3



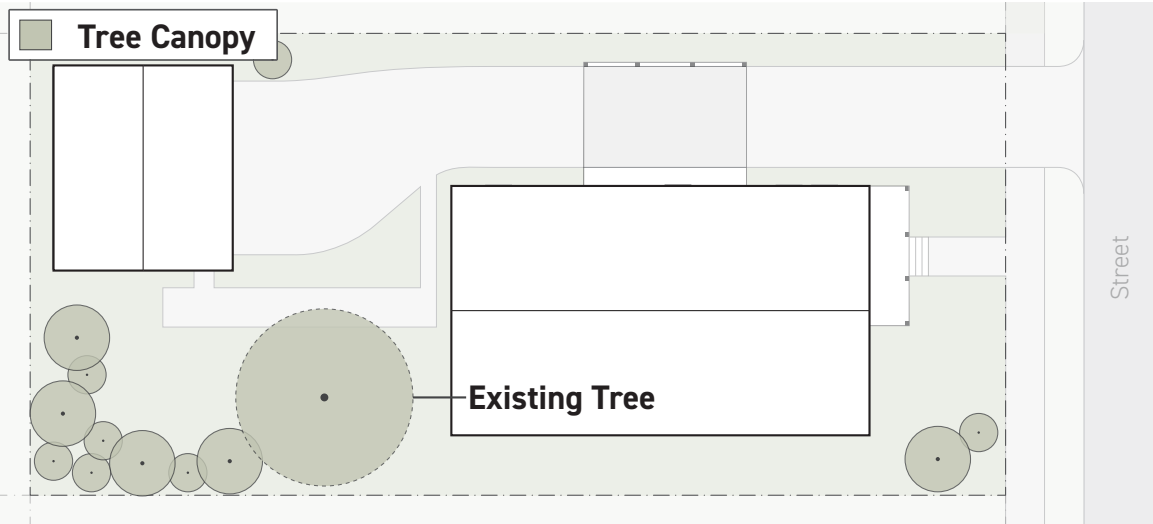
## COMMENT THEMES

- + Many were concerned about the potential loss of trees with an increase of density and pavement

## DRAFT RESPONSE

- + Landscaping requirements have been updated, and Tree Canopy Standards added to the proposed site development standards

	Base Required Tree Canopy	When Preserving Existing Trees
RD-A District	20%	18%
RD-B District	15%	13%
All other districts	10%	8%





# CHAMBERLAYNE ROAD

## COMMENT THEMES

- + Some were concerned about the scale of development being permitted along Chamberlayne Rd (mostly MX-6 and RX-4)

## DRAFT RESPONSE

- + Mostly zoned RM-B (max 4 stories and 12 units) or RM-C (max 4 stories and unlimited units)
- + Major intersections are zoned MX-4

