

# **RICHMOND 300** **ZONING CODE REFRESH**

**Continuation of Draft 2 Changes Discussion  
& Draft Admin Section  
January 2026 ZAC Meeting**



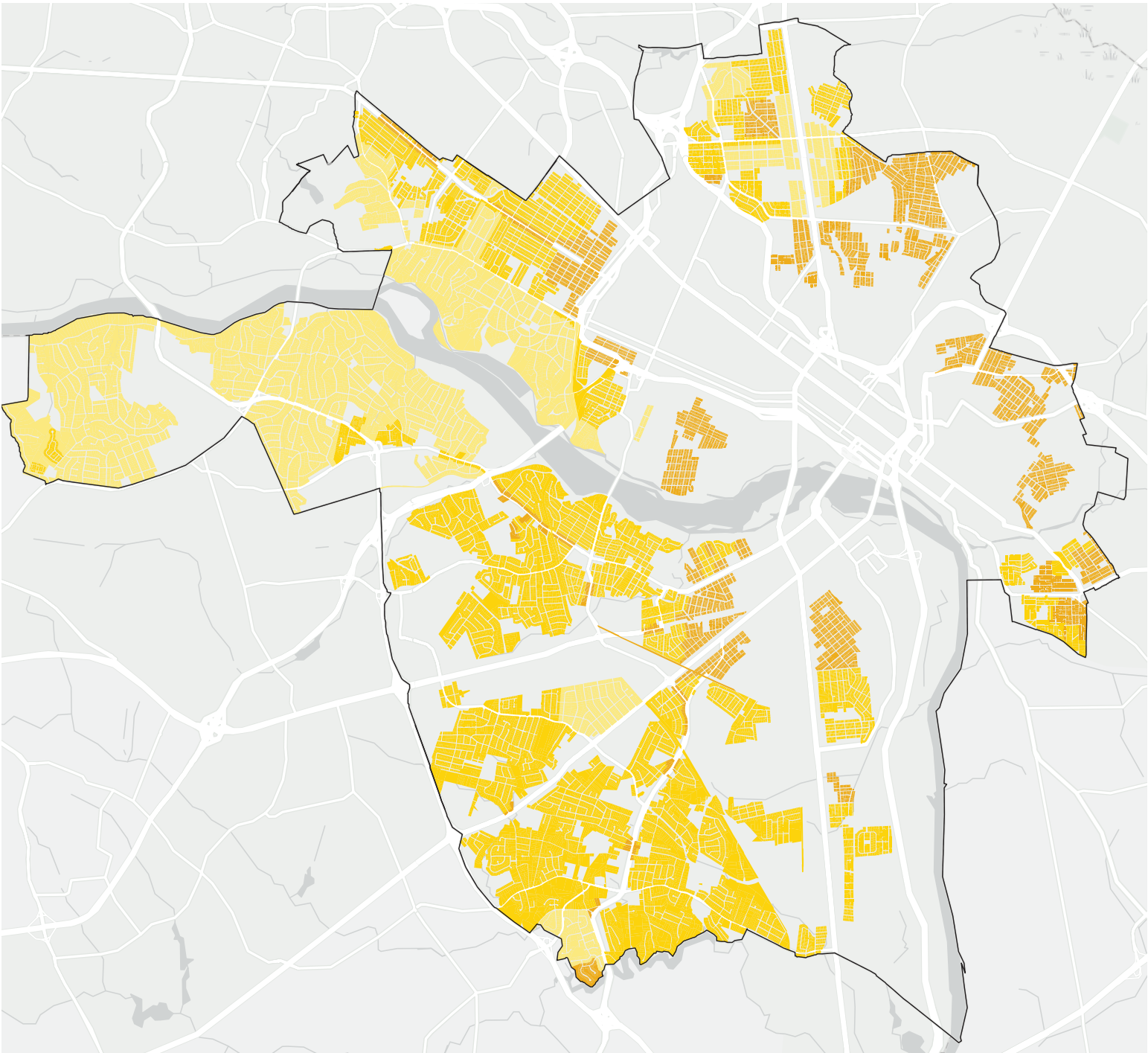


# TODAY'S PRESENTATION

- 1 Draft 2 Mapping Changes**
- 2 Draft 2 Discussion (Continued)**
- 3 Draft Administration Section**

# **DRAFT 2 MAPPING CHANGE HIGHLIGHTS**

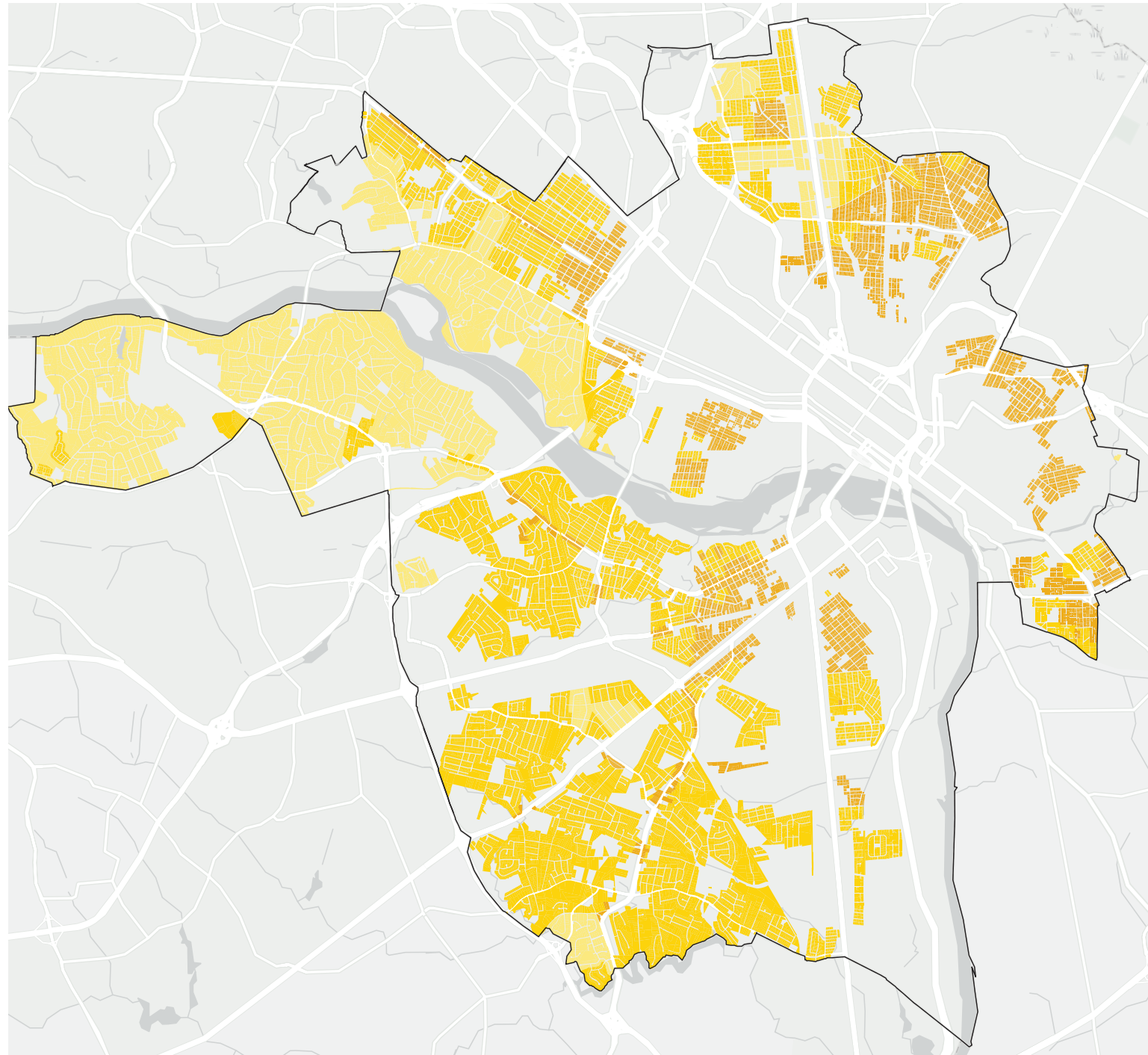
# DRAFT 1: RESIDENTIAL DETACHED DISTRICTS



- RD-A
- RD-B
- RD-C



# DRAFT 2: RESIDENTIAL DETACHED DISTRICTS

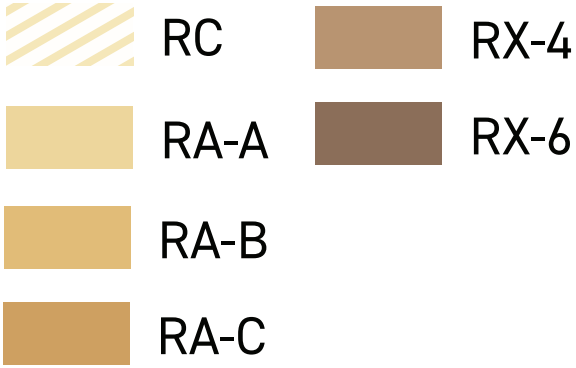
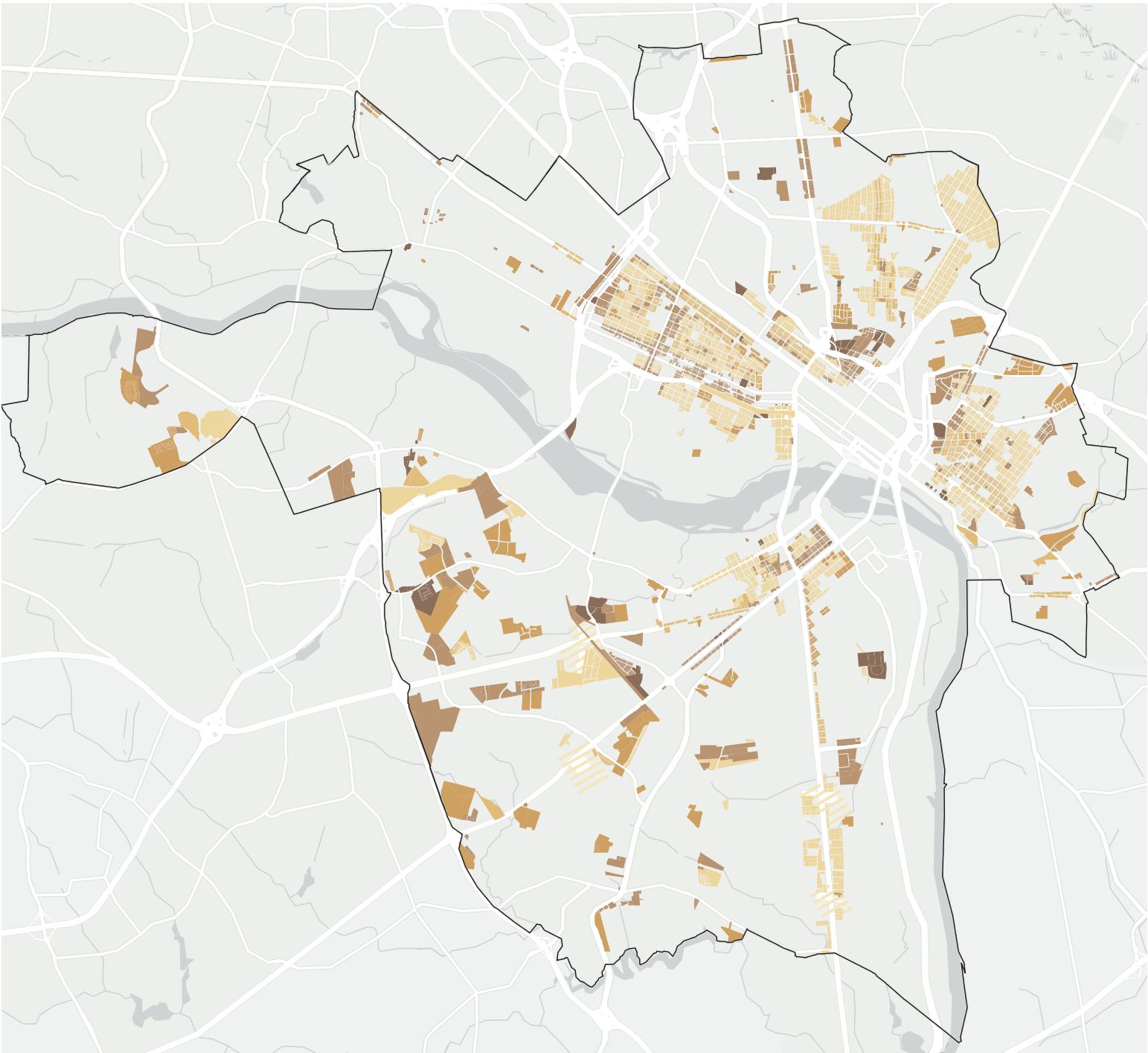


## MAJOR CHANGES

- + Various shifts between the three RD districts
- + Some additional RD-C, mostly changed from RA

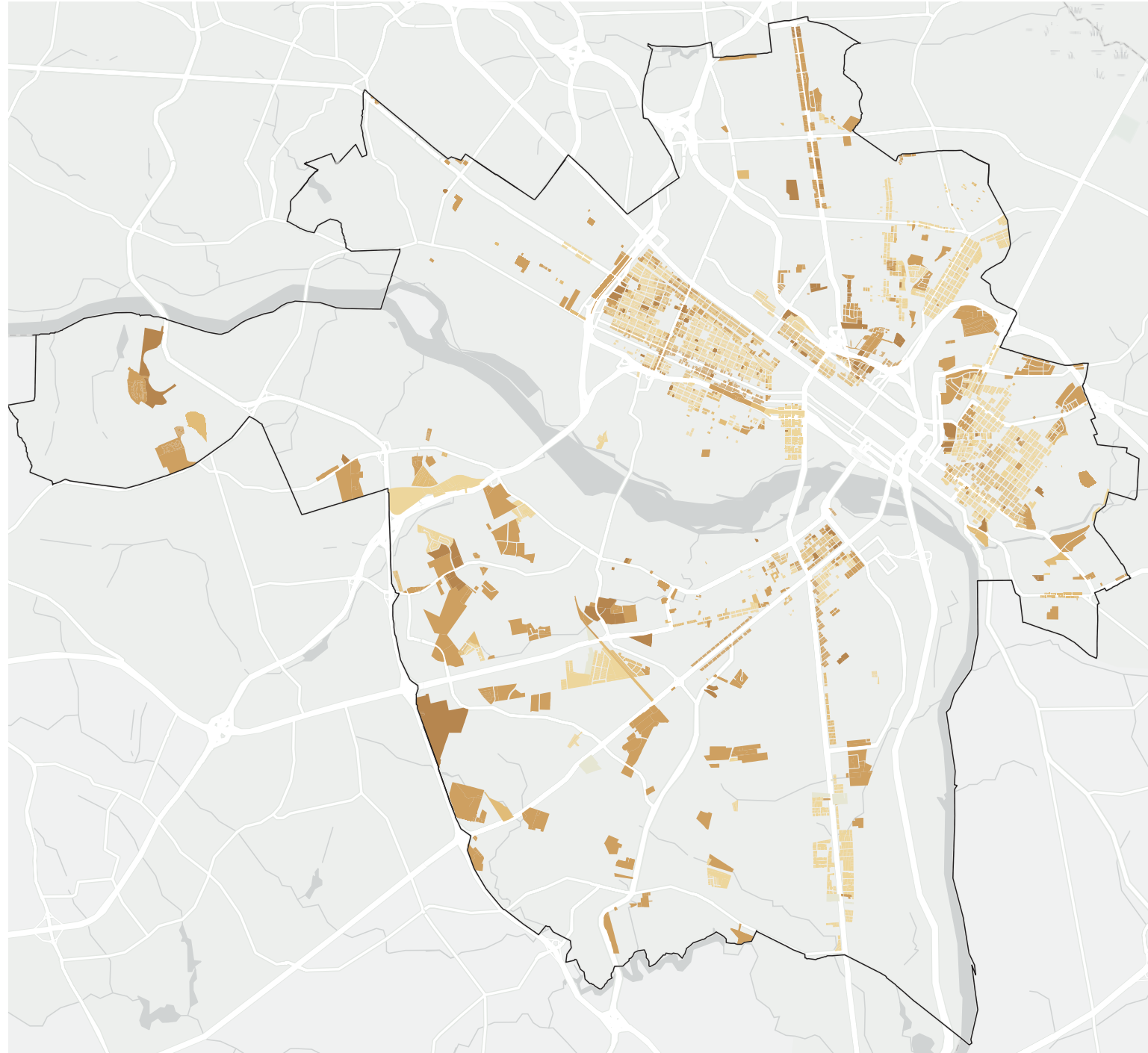


# DRAFT 1: ALL OTHER RESIDENTIAL DISTRICTS



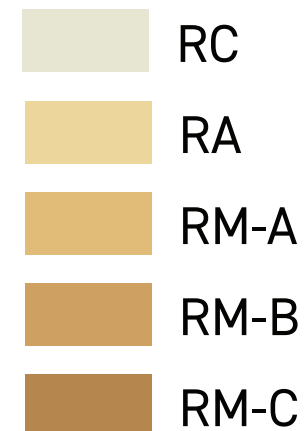


# DRAFT 2: ALL OTHER RESIDENTIAL DISTRICTS

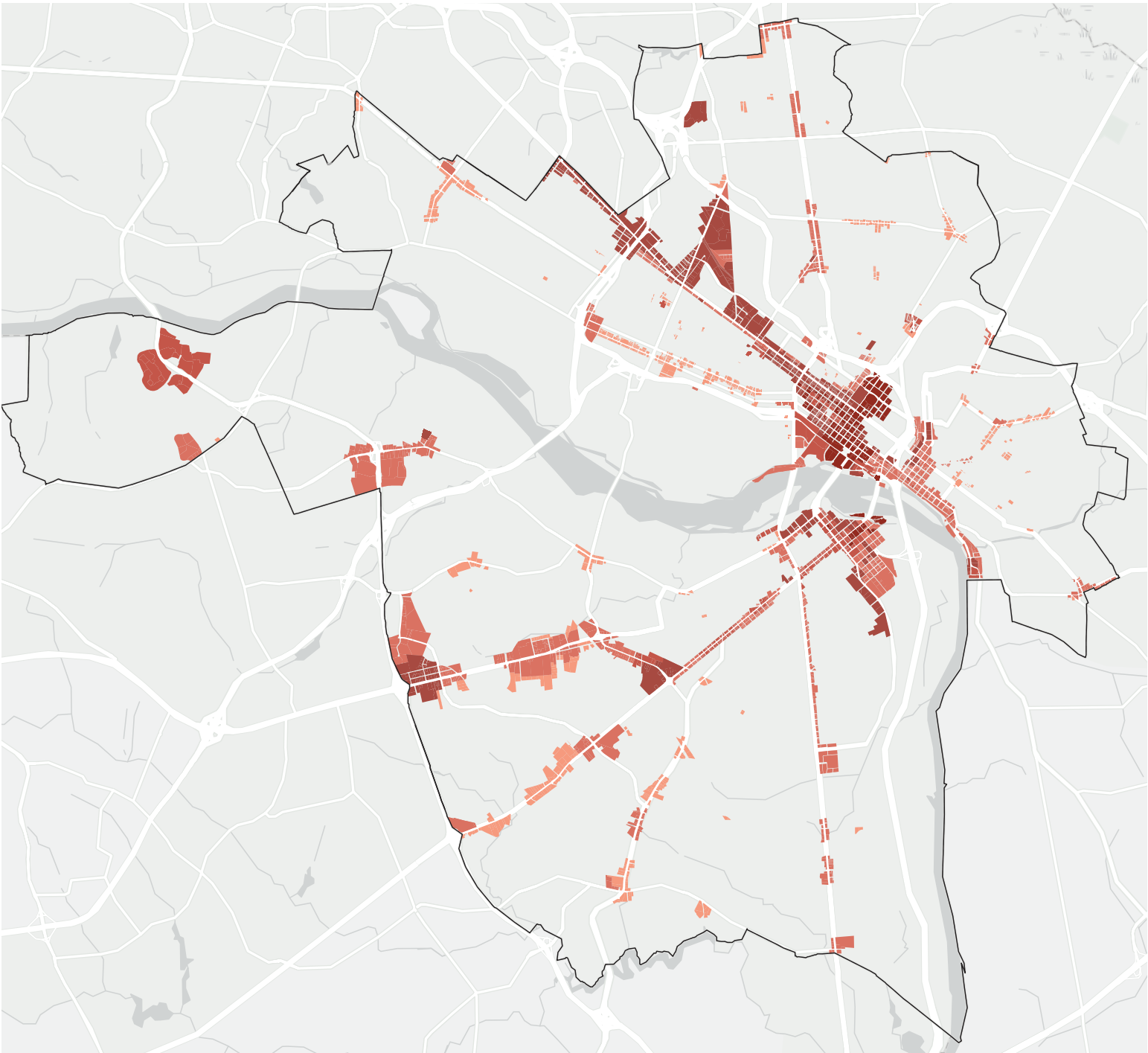


## MAJOR CHANGES

- + Some RA goes away to become RD-C
- + Generally stepping back from some of the more intensive Draft 1 districts (most RX-4 districts become RM, some RM districts go down in intensity)
- + Some RX-6 districts go away to become MX
- + More RM on Chamberlayne, replacing some previous MX zoning



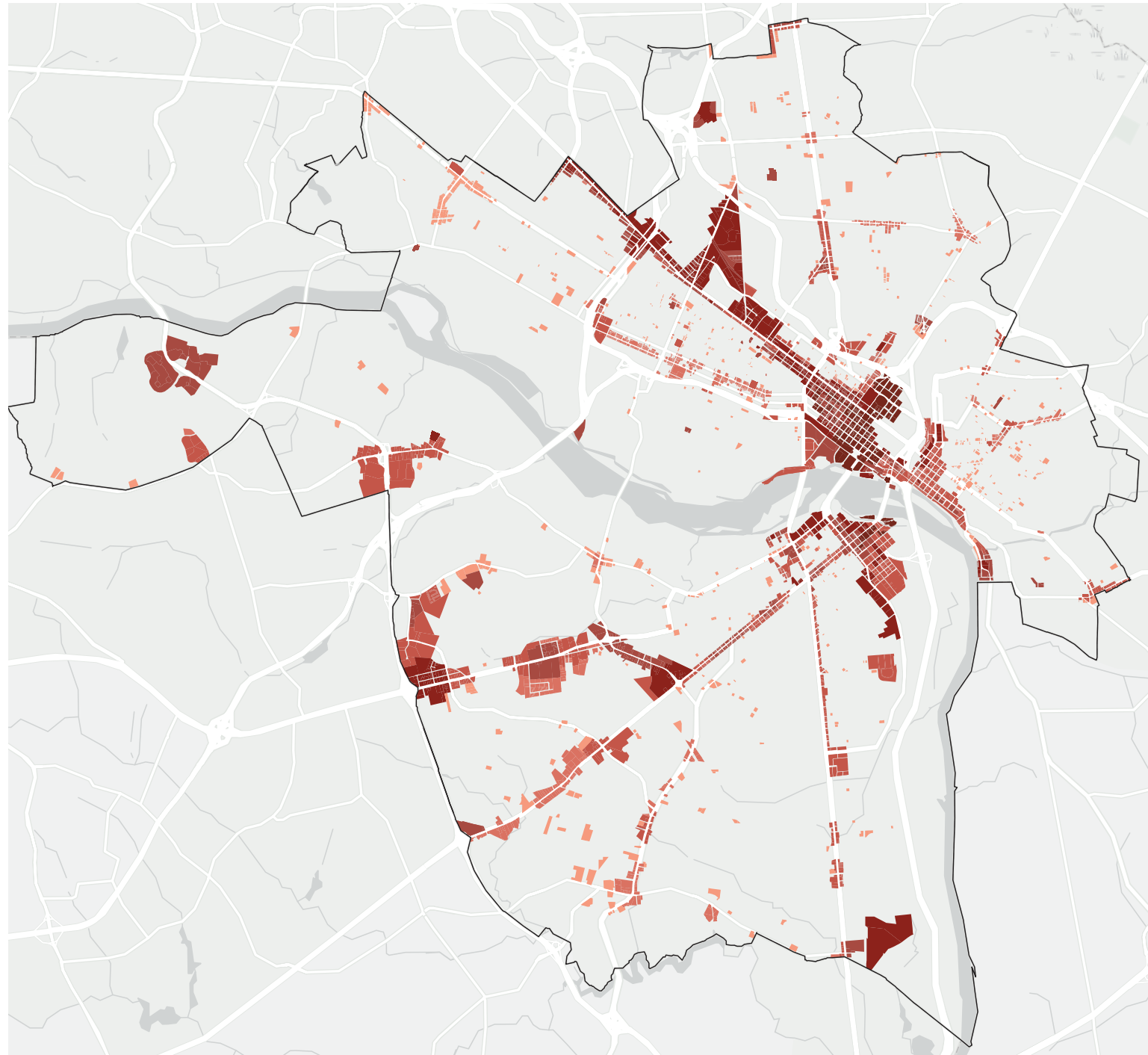
# DRAFT 1: MIXED USE DISTRICTS



- MX-3
- MX-6
- MX-8
- MX-13
- MX-U

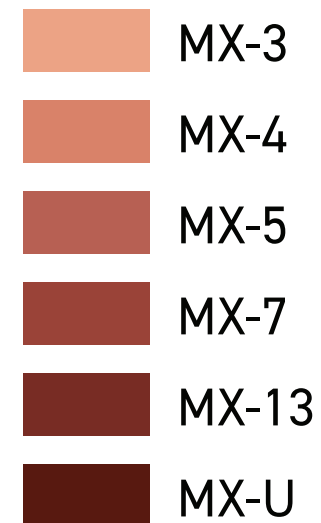


# DRAFT 2: MIXED USE DISTRICTS

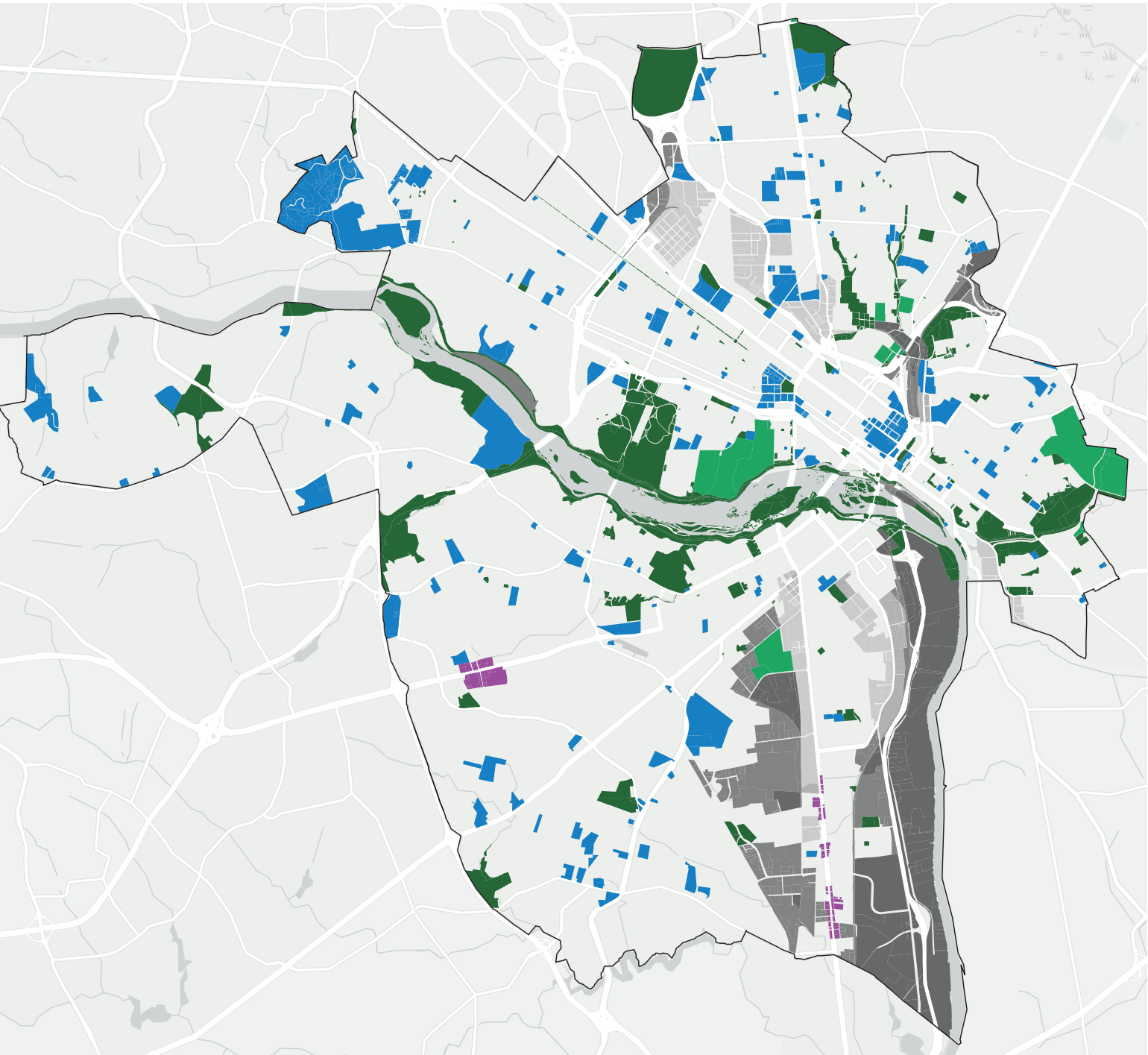



## MAJOR CHANGES

- + Some former RX sites become MX
- + Many small MX-3 sites, reflecting places of worship in neighborhoods
- + Decrease in intensity along some corridors, through slight decreases of maximum heights as well as some remapping



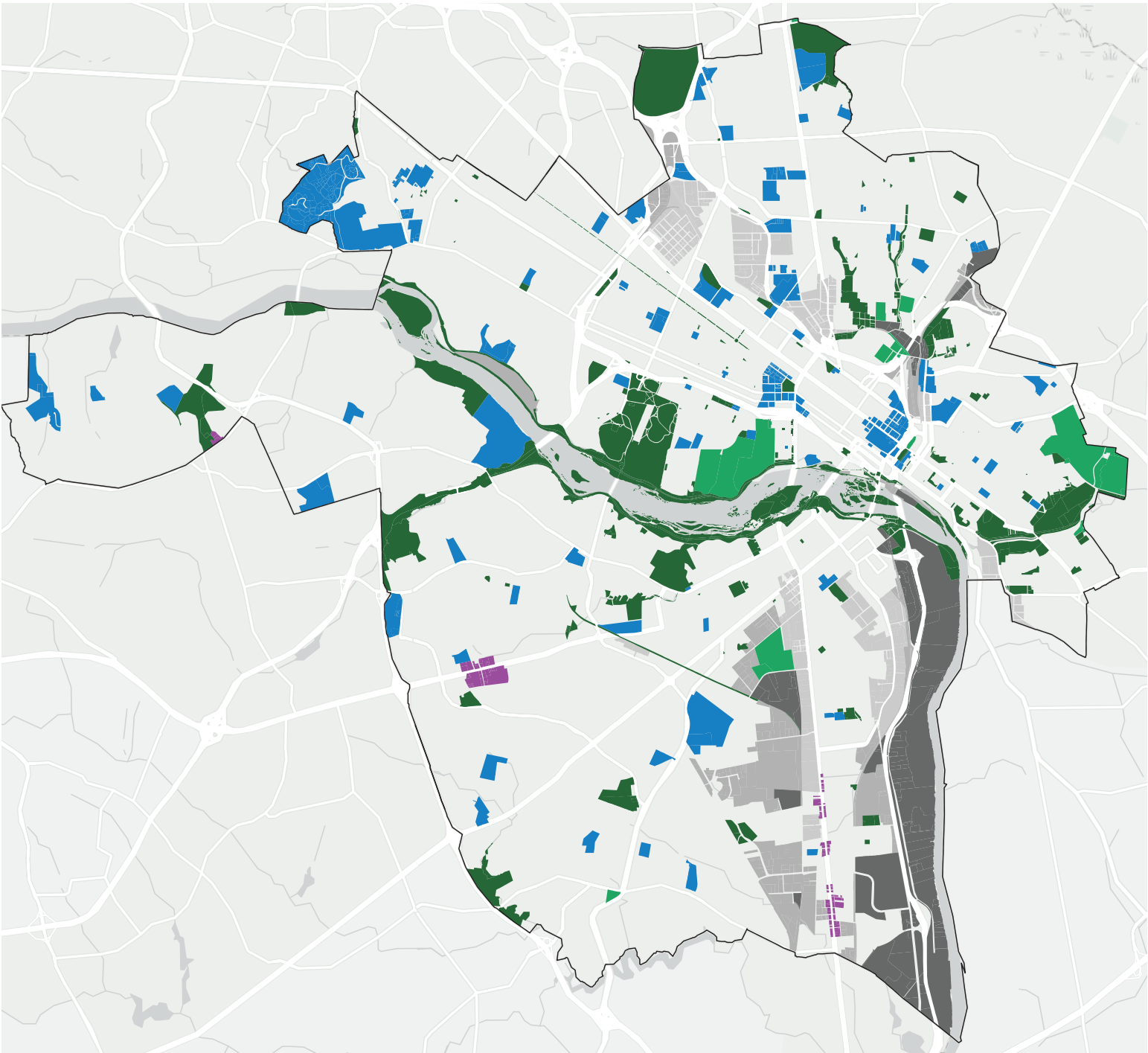
# DRAFT 1: ALL OTHER DISTRICTS



- |   |      |   |     |
|---|------|---|-----|
|  | CG   |  | INS |
|  | IX-6 |  | CEM |
|  | IX-8 |   |     |
|  | IL   |   |     |
|  | IH   |   |     |



# DRAFT 2: ALL OTHER DISTRICTS



## MAJOR CHANGES

- + Many places of worship, previously zoned INS, become MX
- + Minor corrections to parks and open space, including adding some greenways
- + Merger of IX districts
- + Fanshaw Yard industrial site goes away to become MX



# **DRAFT 2 DISCUSSION (CONTINUED)**



# HEADINGS FROM DECEMBER

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- + Residential units per lot and maximum lot width
- + Residential infill strategy (preservation bonus)
- + Sublot strategy
- + Contextual front setbacks and heights
- + Commercial uses in Residential districts
- + Residential building coverage
- + Side and rear setbacks in RA and RM
- + RX, RA and RD-C (mapping changes)
- + MX-3 versus MX-4
- + Heights and transitions
- + Institutional district
- + Trees and green space
- + Chamberlayne Road

# RESIDENTIAL UNITS PER LOT & MINIMUM LOT WIDTH

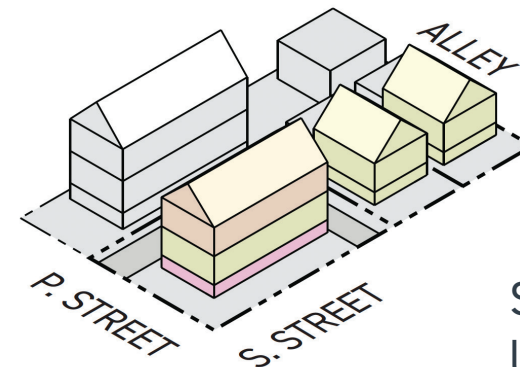


## COMMENT THEMES

- + 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

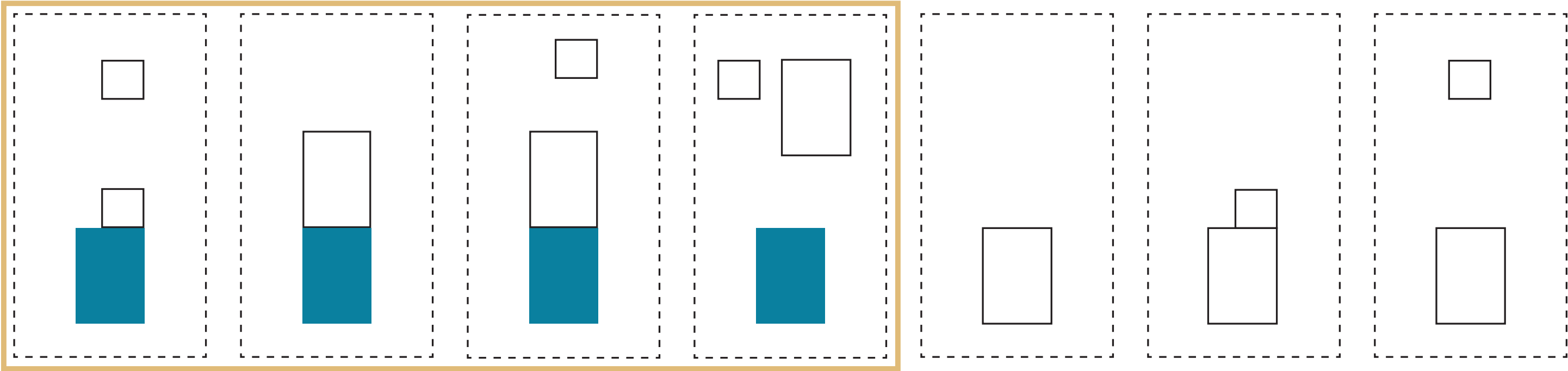
- + New standards established to incentivize preservation of existing houses
- + The RD-C 25' lot width min has been kept, but the district has been mapped more sparingly, resulting in some areas becoming RD-B (50' lot width min)
- + Corner lots can only be subdivided along primary streets



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.

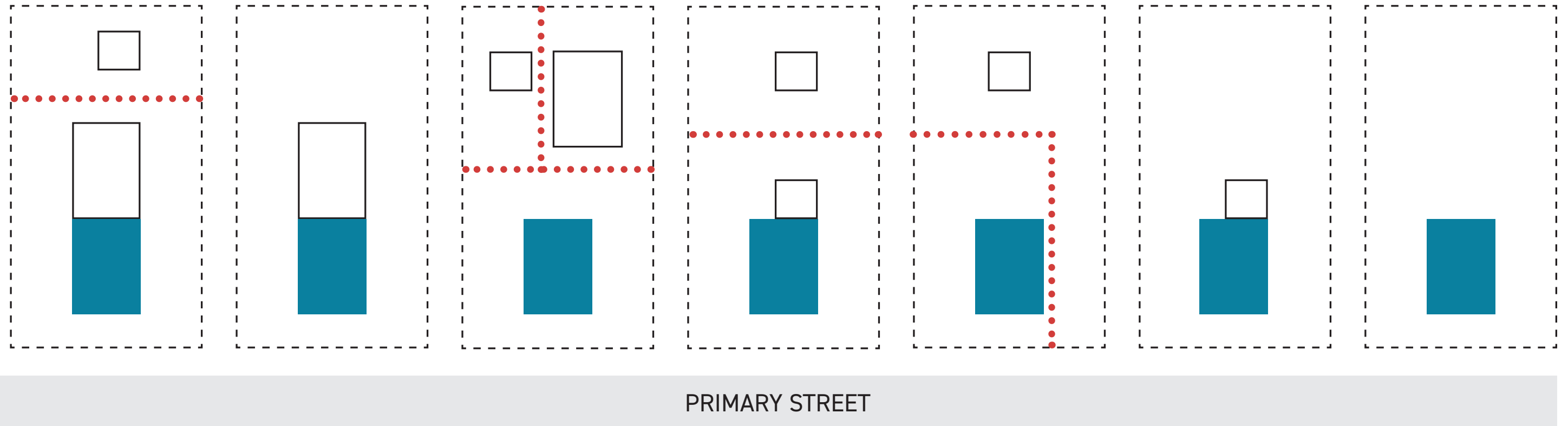
1 dwelling unit in a principal structure

1 dwelling unit and 1 ADU in a principal structure

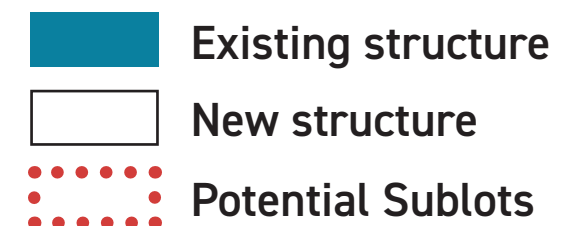
1 dwelling unit in a principal structure and 1 ADU in a detached accessory structure

- Existing structure
- New structure
- Housing preservation bonus

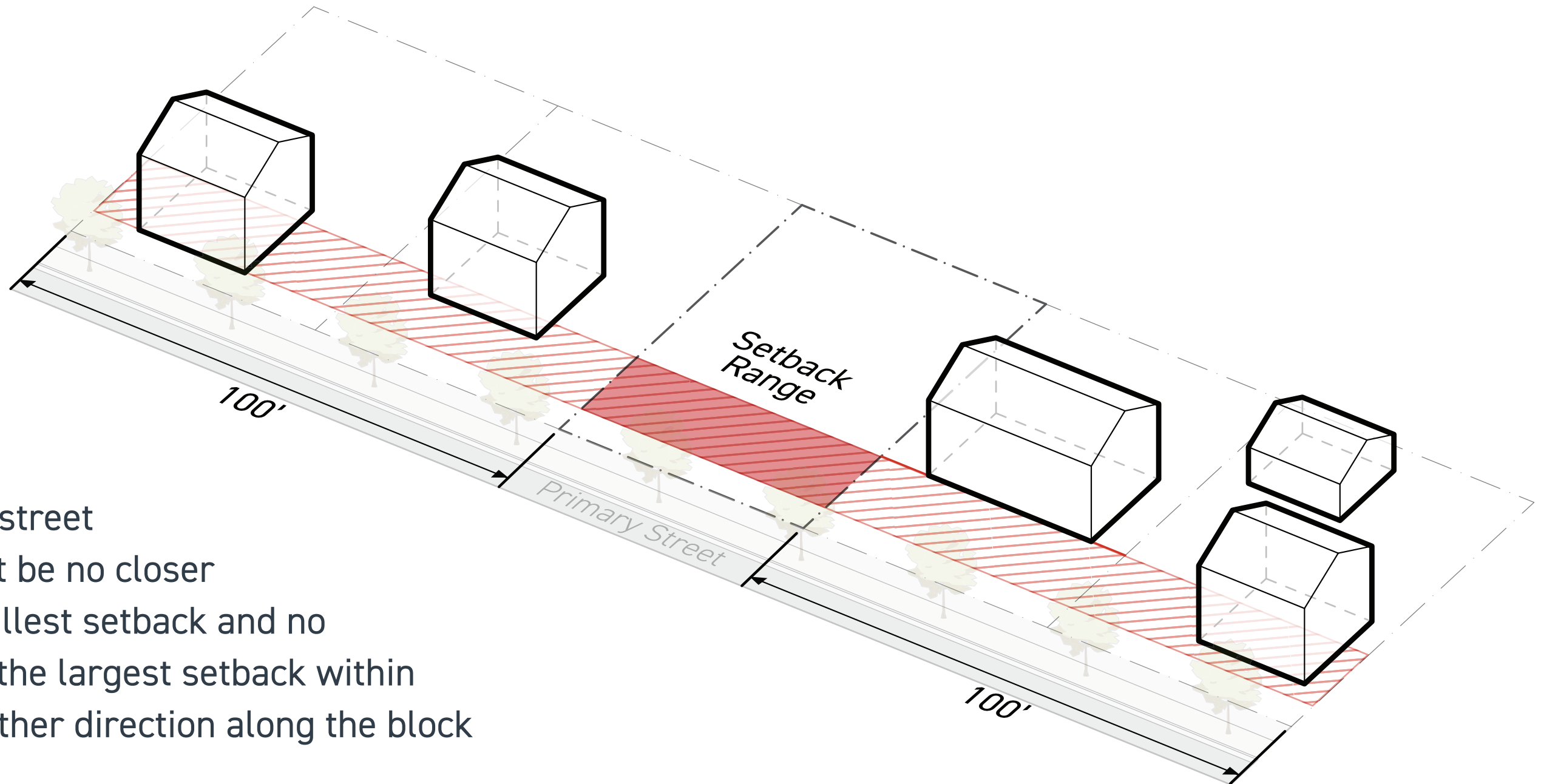
# SUBLOT STRATEGY



- + 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

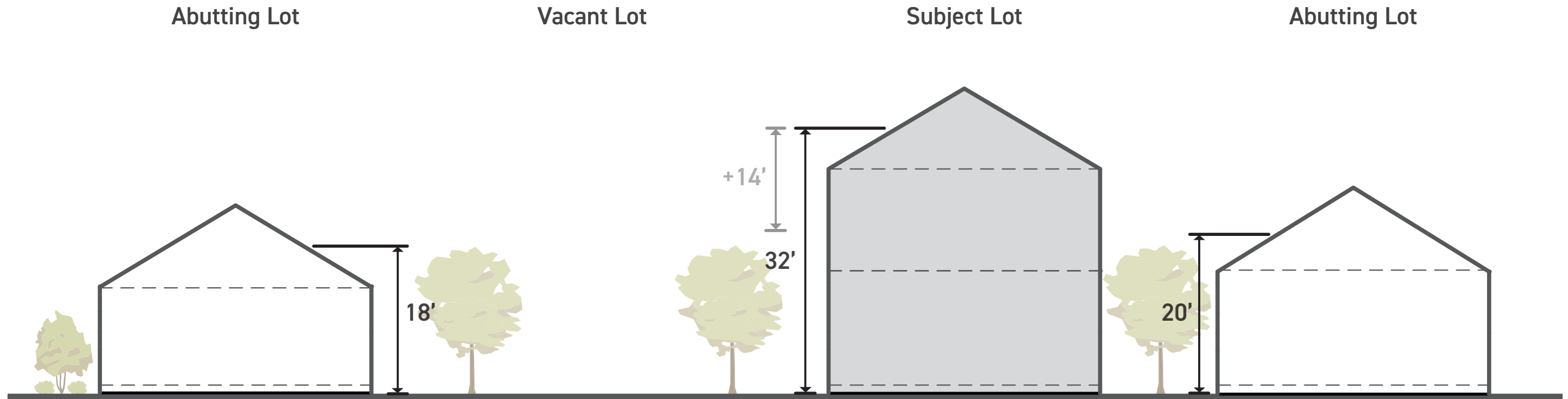


The primary street setback must be no closer than the smallest setback and no further than the largest setback within 100 feet in either direction along the block face.



# 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



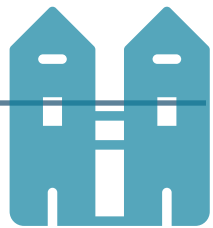
## COMMENT THEMES

- + 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	-	-	-	-	-	-	-	-

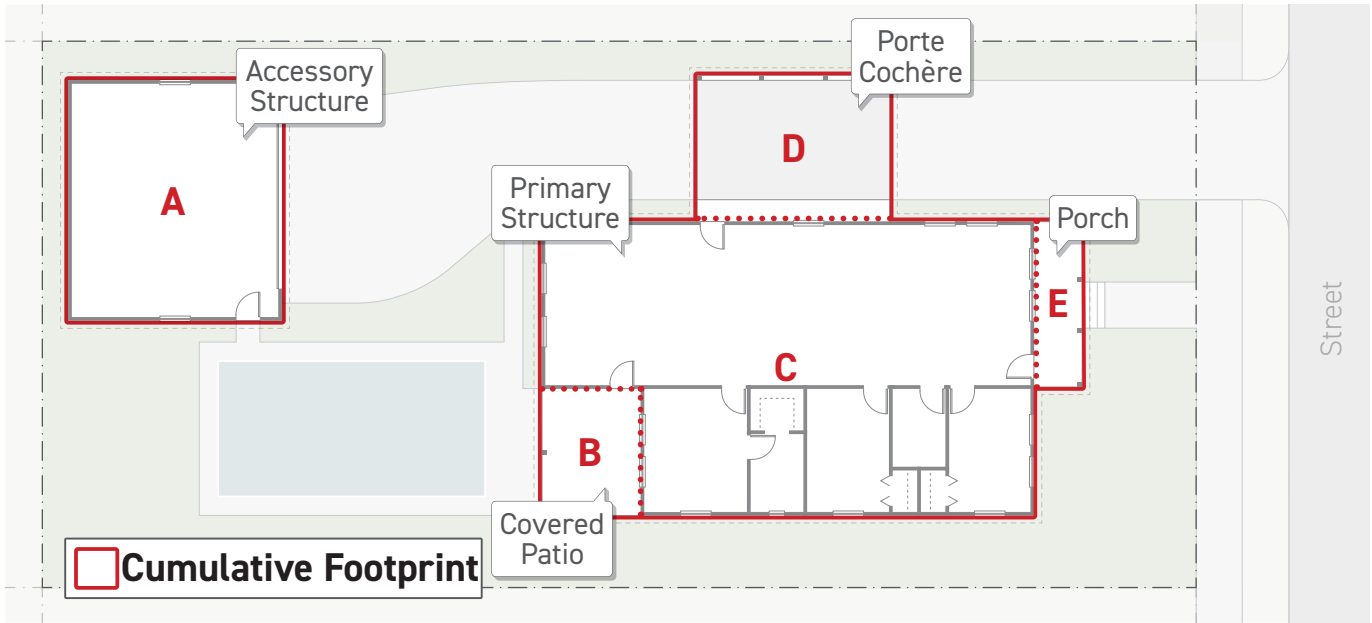


## COMMENT THEMES

- + 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

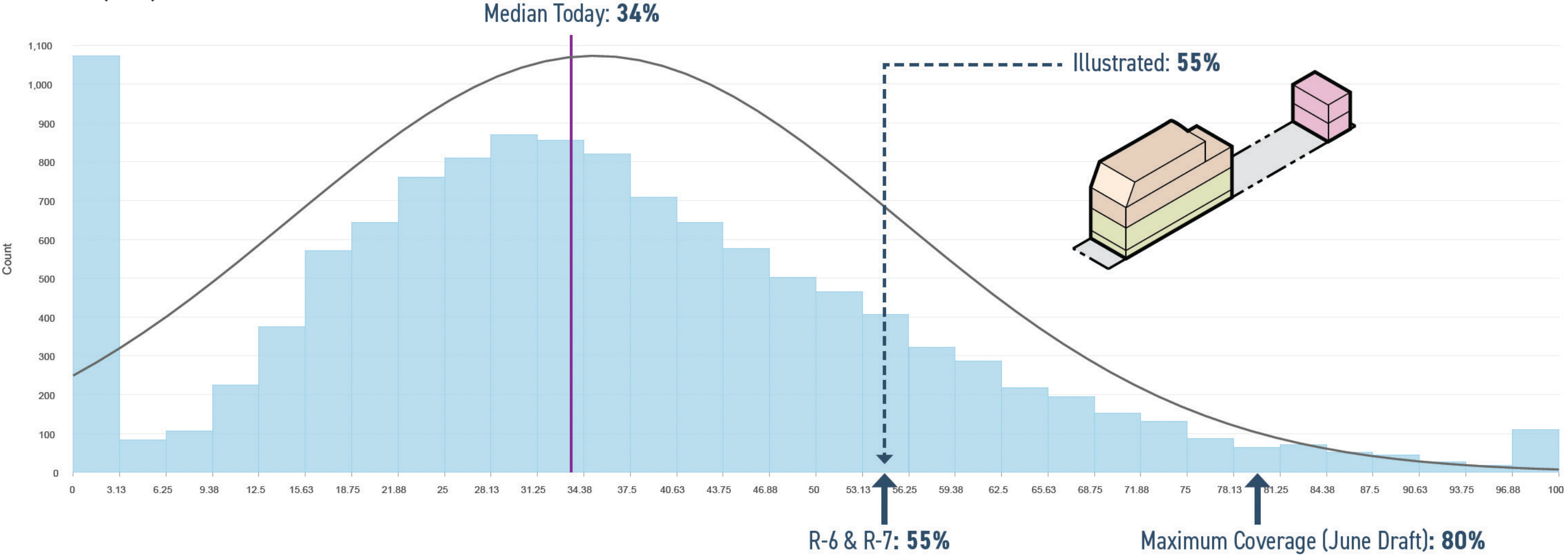


$$\begin{array}{l} \text{Area A} \\ + \text{Area B} \\ + \text{Area C} \\ + \text{Area D} \\ + \text{Area E} \\ \hline \text{Cumulative} \\ \text{Structure} \\ \text{Footprint} \end{array} \quad \begin{array}{l} \text{(Cumulative} \\ \text{Structure} \\ \text{Footprint)} \\ \div \\ \text{(Total Lot Area)}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



# RESIDENTIAL BUILDING COVERAGE

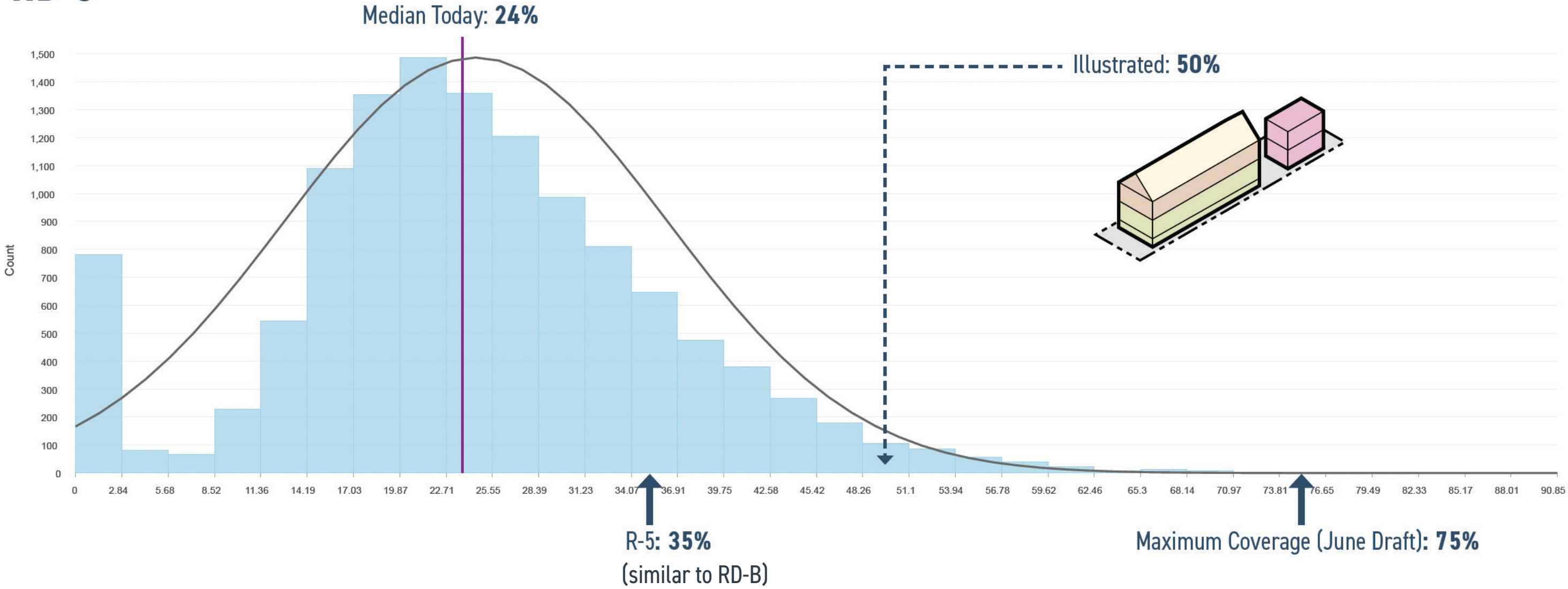
## RA-A (RA)



November Draft: 60%

# RESIDENTIAL BUILDING COVERAGE

## RD-C



November Draft: 50%

# SIDE AND REAR SETBACKS

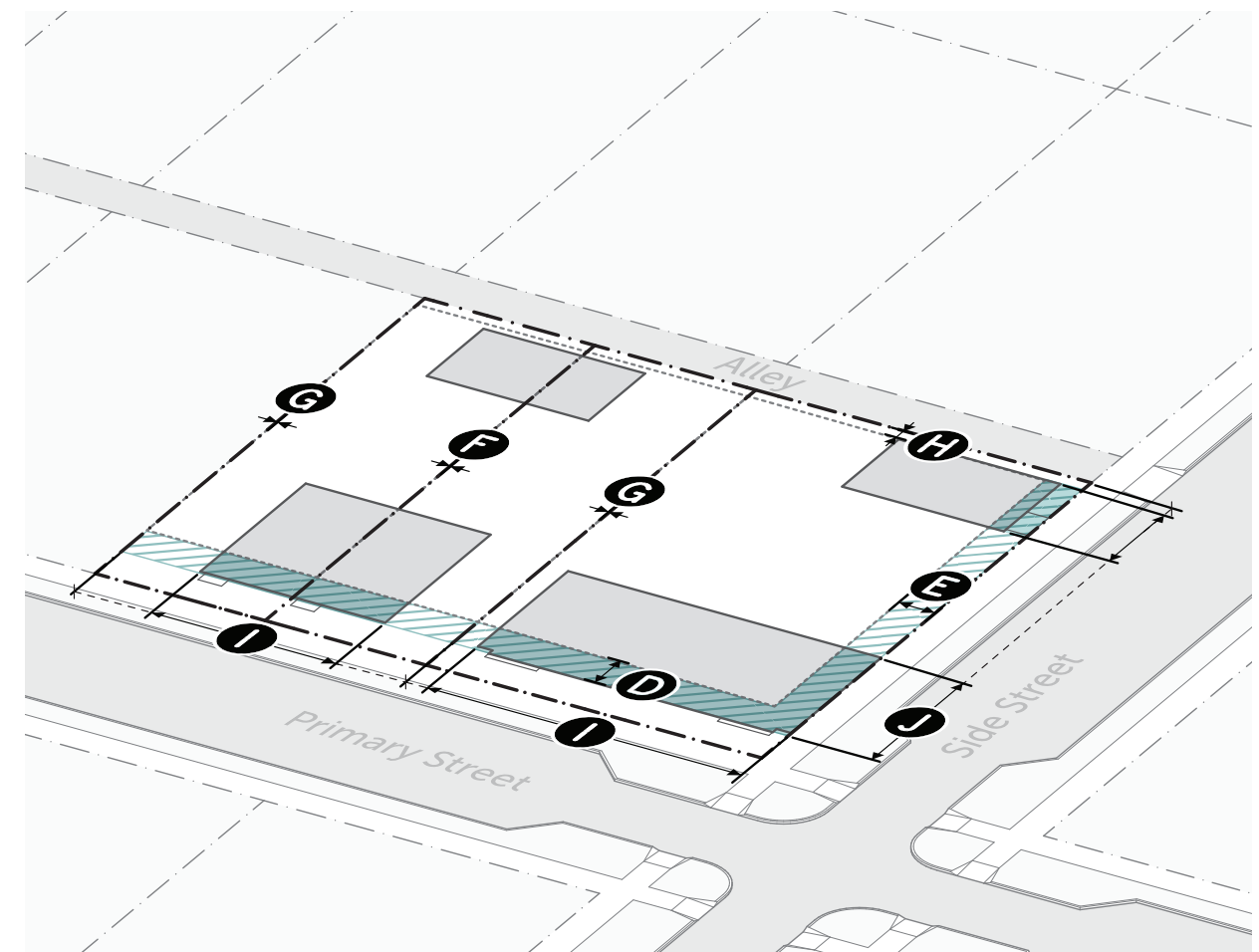


## COMMENT THEMES

- + 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

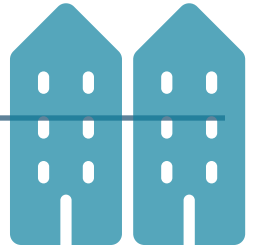


## COMMENT THEMES

- + 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.



## 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)

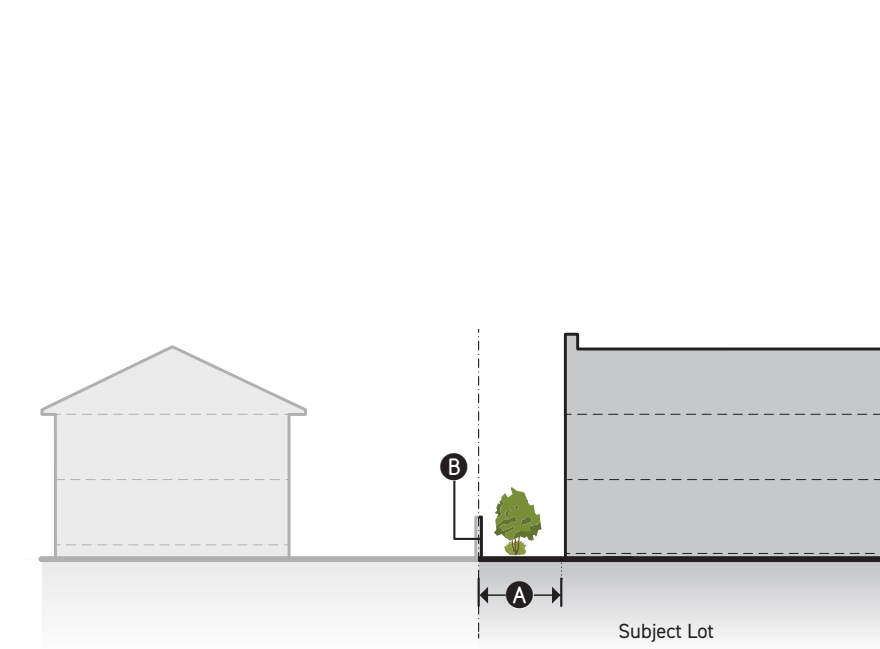
## DRAFT RESPONSE

- + 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)



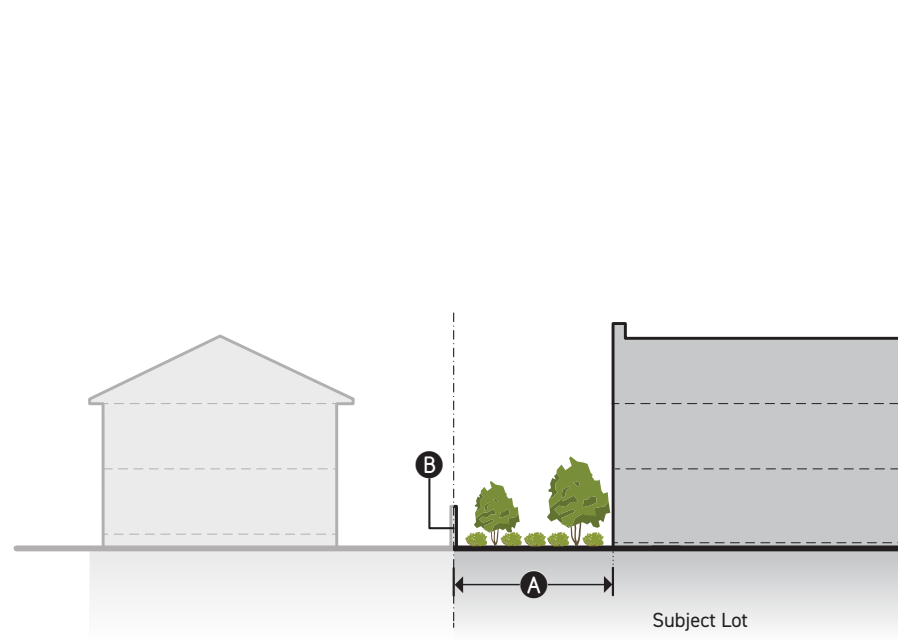
# TRANSITIONS

## TYPE A



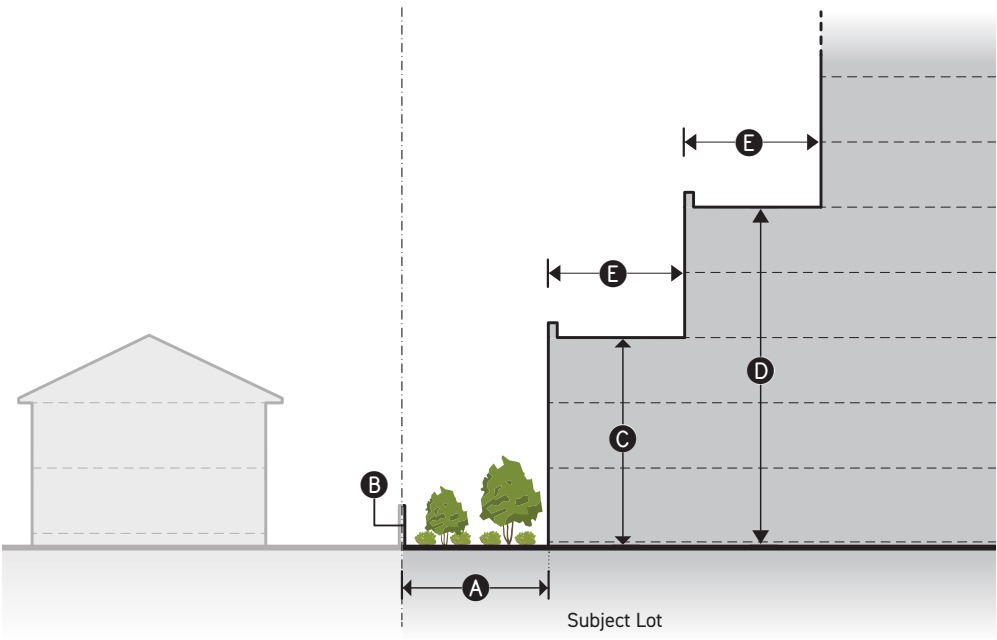
TRANSITION AREA	Alley	No Alley
A Depth (min)	3'	10'
B Transition screen (see 4.4.3)	None	Light

## 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



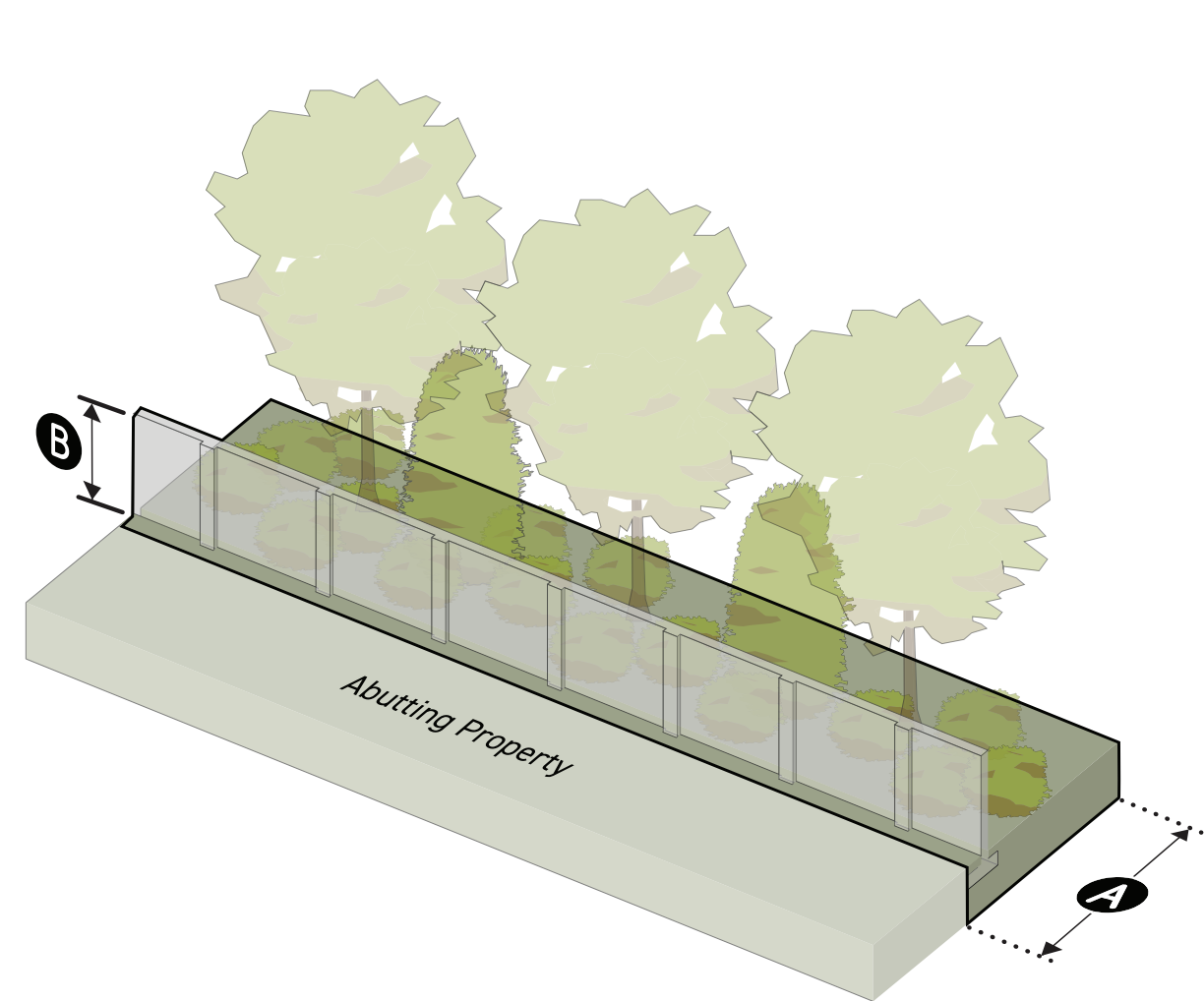
TRANSITION AREA	Alley	No Alley
A Depth (min)		
MX-, CG, IX, IL	3'	20'
IH	30'	30'
B Transition screen (see 4.4.3)		
MX-, CG, IX, IL	None	Moderate
IH	Heavy	Heavy
UPPER STORY STEP-BACK		
C 1st step-back (max stories/feet)	3/35'	
D 2nd step-back (max stories/feet)	5/60'	
E Upper-story setback (min)	15'	

# TRANSITIONS

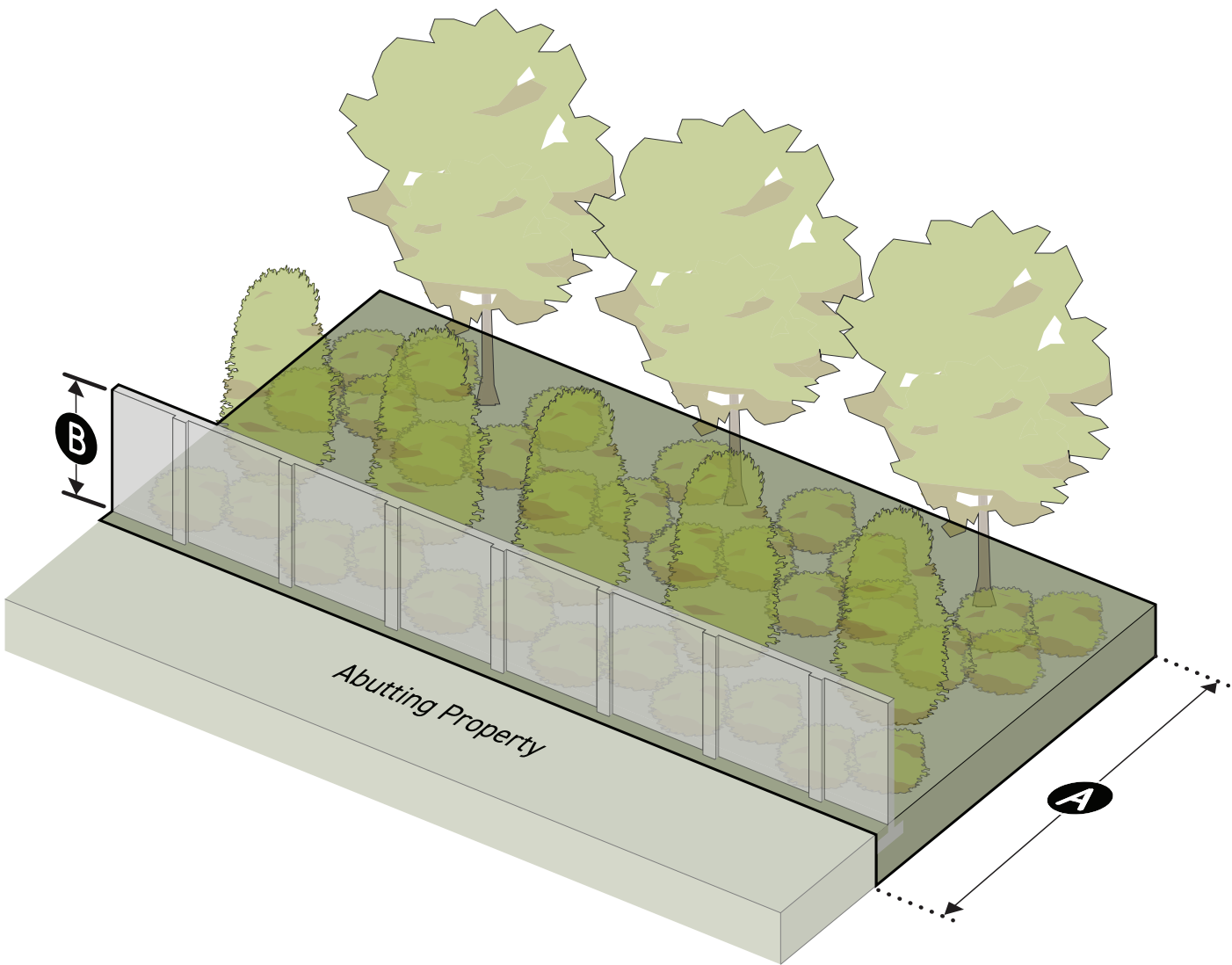
Zoning of Abutting Property

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**



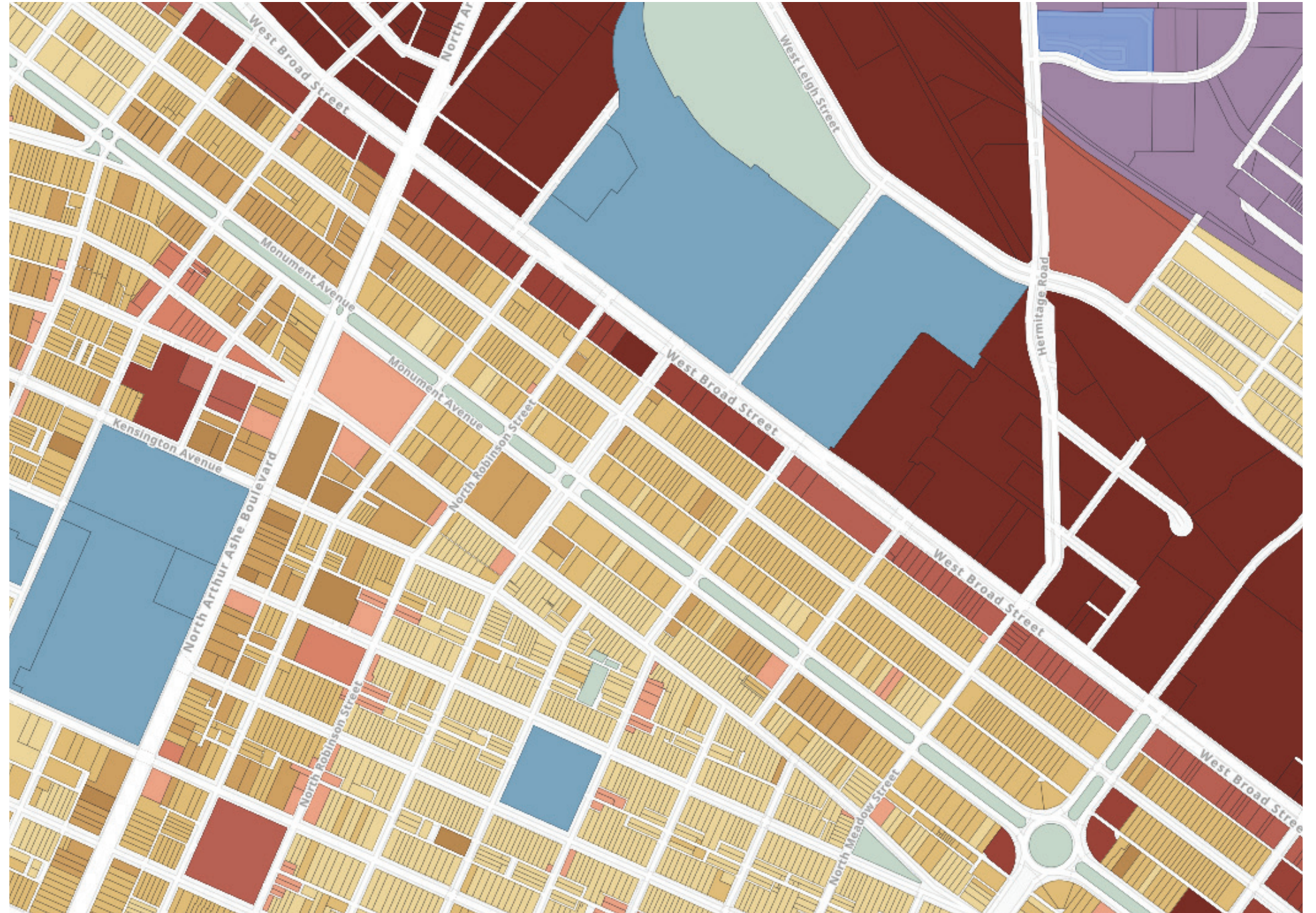
**HEAVY**



# TRANSITIONS AND DEPTH

## West Broad Street

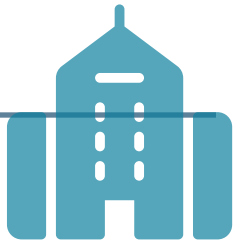
- + Mostly MX-5 and MX-7 on south side, due to transition standard
- + Mostly MX-13 on north side, because no transition is required





# 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



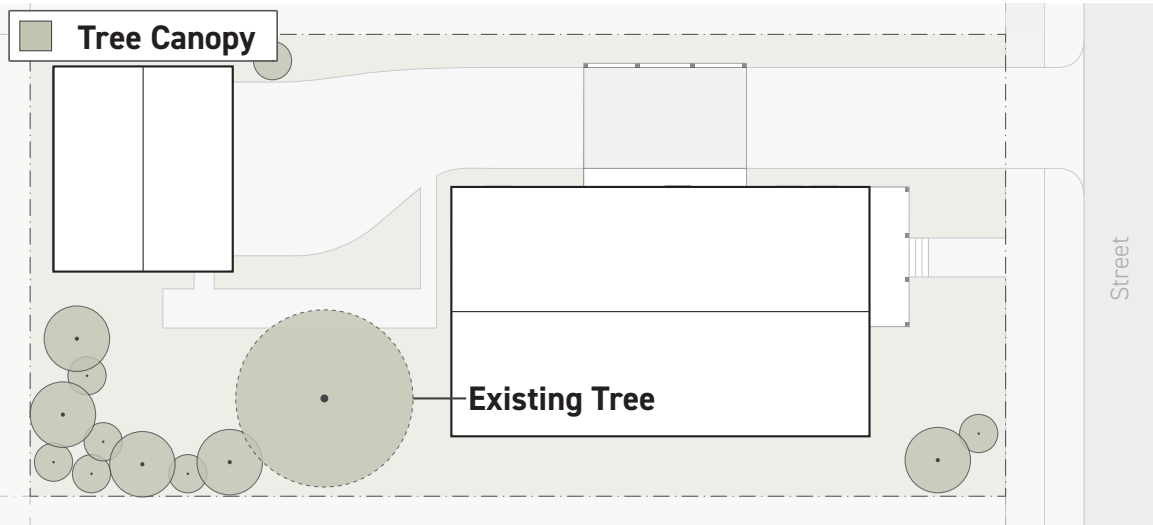
## COMMENT THEMES

- + 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%



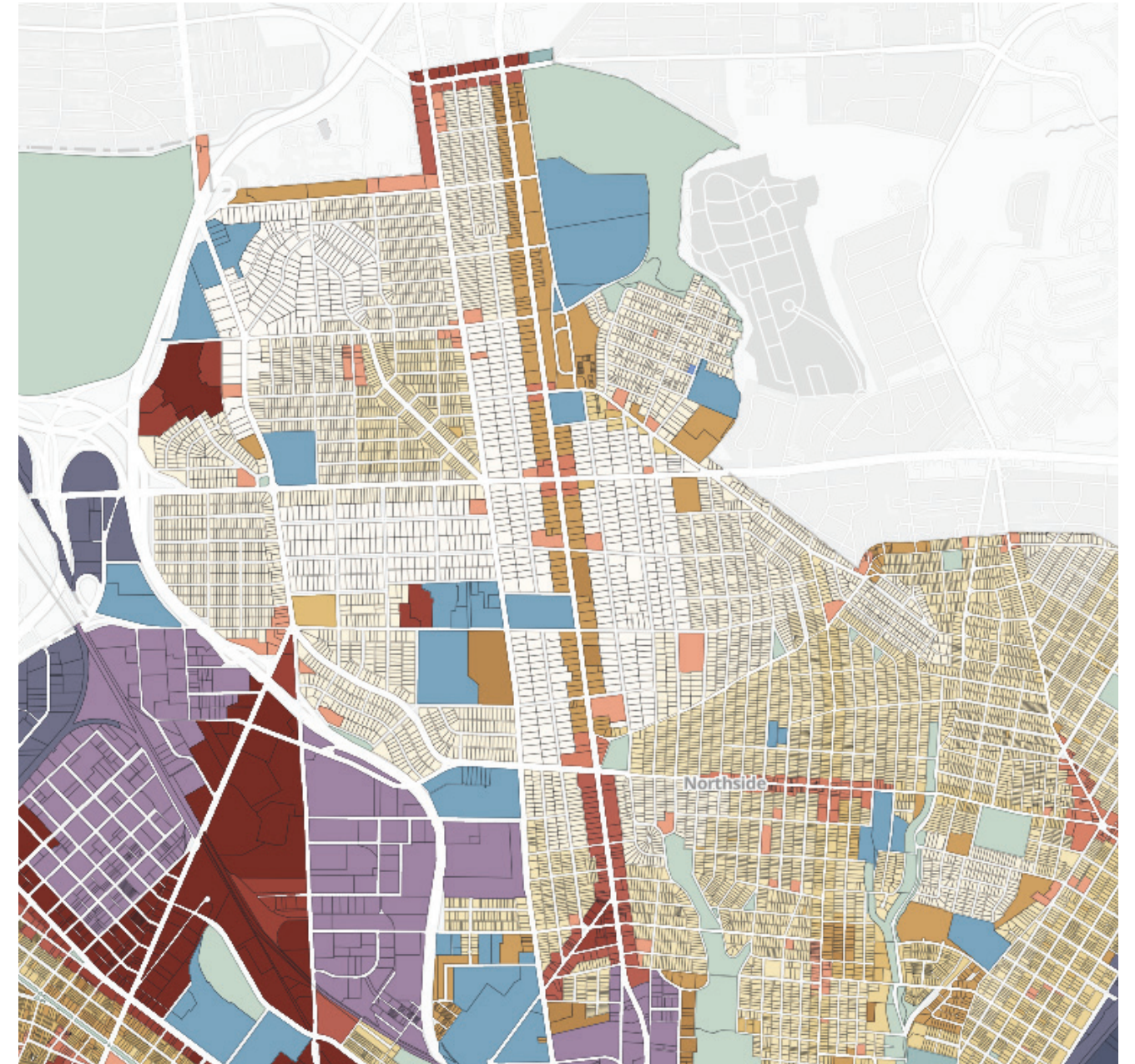
# CHAMBERLAYNE ROAD

## 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



# **DRAFT ADMINISTRATION SECTION**



# HIGHLIGHTS OF DRAFT

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## NEW ELEMENTS

- + Summary table
- + Common procedures section
- + More accessible language and removal of some redundant sections
- + Rethinking of special exceptions (for discussion)

## STATUS

- + Version being shared is a “rough draft”
- + After your input and some further review and refinement, it will be added to the overall Draft 3 of the code

# SUMMARY TABLE

APPROVAL PROCESSES		REVIEW AND APPROVAL AUTHORITY						
		Zoning Administrator	Planning Director	CAR Secretary	Commission of Architectural Review	Board of Zoning Appeals	City Planning Commission	City Council
Master Plan								
Master Plan Amendment	Chapter 17		R				R-PH	D-PH
Zoning Ordinance								
Zoning Text Amendment	Sec. x.x.x.		R				R-PH	D-PH
Zoning Map Amendment (Rezoning)	Sec. x.x.x.		R				R-PH	D-PH
Overlay Districts								
Old and Historic District Creation / Amendment	Sec. 5.1.			R	R-PH		R-PH	D-PH
Major Certificate of Appropriateness	Sec. 5.1.			R	D-PH			A-PH
Minor Certificate of Appropriateness	Sec. 5.1.			D	A-PH			A-PH
Design Overlay District Creation / Amendment	Sec. 5.1.		R		R-PH		R-PH	D-PH
Design Overlay District Review	Sec. 5.2.		D		A-PH			A-PH

**KEY:** R = Review / Recommend D = Final Decision A = Appeal -PH = Public Hearing

# SUMMARY TABLE

APPROVAL PROCESSES		REVIEW AND APPROVAL AUTHORITY						
		Zoning Administrator	Planning Director	CAR Secretary	Commission of Architectural Review	Board of Zoning Appeals	City Planning Commission	City Council
Review and Permits (Zoning-Related)								
Site Plan Review	Sec. x.x.x.	R	D			A-PH		
Conditional Use Permit	Sec. x.x.x.		R				R-PH	D-PH
Zoning Confirmation Letter	Sec. x.x.x.	D				A-PH		
Building Permit Compliance	Sec. x.x.x.	D				A-PH		
Certificate of Use and Occupancy	Sec. x.x.x.	D				A-PH		
Certificate of Zoning Compliance	Sec. x.x.x.	D				A-PH		
Sign Permit	Sec. x.x.x.	D				A-PH		
Relief								
Variance or Special Exception	Sec. x.x.x.	R				D-PH		
Administrative Variance	Sec. x.x.x.	D				A-PH		
Special Use Permit	Sec. x.x.x.		R				R-PH	D-PH

KEY: R = Review / Recommend D = Final Decision A = Appeal -PH = Public Hearing

# SPECIAL EXCEPTIONS

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## ROLE

- + Exceptions are granted by the Board of Zoning Appeals
- + Unlike variances, they are not based on hardship
- + Exceptions must meet certain provisions established in the code and align with an intent statement

## CURRENT EXAMPLES

- + Fences and walls for corner properties
- + Enlargement of non-conforming uses
- + Reestablishment of non-conforming uses
- + Building height in certain contexts
- + Freestanding signs in certain contexts



# SPECIAL EXCEPTIONS

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## POTENTIAL ADDITIONAL EXCEPTIONS

### Scope

- + Might offer 10-25% flexibility from certain standards
- + Key general provision is that adjacent and surrounding properties won't be negatively impacted
- + Other more specific provisions would be added

### Built Form Standards

- + Setbacks
- + Building coverage
- + Building height and width
- + Build-to
- + Story height
- + Amenity space
- + Active depth
- + Blank wall width

# SPECIAL EXCEPTIONS

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## POTENTIAL ADDITIONAL EXCEPTIONS

### Lot Standards (RD and RC)

- + Lot width

### Sign Standards

- + Permitted sign area
- + Individual sign dimensions