

Zoning Summary for Possible Rezoning in Lower Monroe Ward

Zoning District	Uses	Height	Front Yards	Maximum Residential Density	Lot Coverage & Useable Open Space	Special Characteristics	Parking	
Existing Zoning Districts								
R-73	Single- and two-family attached and detached, multi-family, day nurseries, offices, parking lots, parking decks, hospitals, adult day care facilities	150' as well as 1:2 inclined plane on front yard and 1:3 on other frontages	Min 15' Side and rear yards between 10'-15' Smaller for single and two family uses	None Based on parking, FAR, and height restrictions	2.0 FAR, 1.4 FAR for non-residential uses; 0.25 usable open space ratio		1 per unit If more than one man building - 1.5 per unit with 2 or more bedrooms, 1.25 per unit with less than 2 bedrooms	
RO-3	Single- and two-family attached and detached, multi-family, nursing homes, day nurseries, parking areas, parking decks, offices, lodges, funeral homes, hospitals, radio broadcasting studios, hotels and motels, adult day care facilities	1:3 inclined plane on front yard and 1:4 on other frontages	Min 15' Side and rear yards between 10'-15' Smaller for single and two family uses	FAR	4.6 FAR, with additional FAR for non-dwelling uses 0.10 usable open space ratio Buildings over 35' have 35% land area coverage		1 per unit If more than one man building - 1.5 per unit with 2 or more bedrooms, 1.25 per unit with less than 2 bedrooms Commercial parking based on use and square footage	
B-3	Multifamily, variety of auto-oriented commercial uses including drive-thrus, auto sales and auto service centers as well as adult entertainment, retail, offices, and restaurants. Parking areas and parking lots allowed as principal use.	35' 60' under certain conditions for yards	None	FAR	2.0 FAR 0.25 usable open space ratio	Credit for on-street parking spaces	1 per 4 units if located in mixed-use building Commercial parking based on use and square footage	
B-5C	Multifamily, variety of pedestrian-oriented commercial uses including retail, offices, and restaurants. Parking decks allowed with screening requirements.	2-story min 5-story max	Max 10' unless for special features	None Based on parking and height restrictions	None	Form-based requirements for parking decks, fenestration and location of driveways & parking areas Residential uses must be located above or to the rear of other uses on Street-Oriented Commercial Streets	None for up to 16 units, None for dwellings in same buildings as other permitted uses Over 16 units, 1 per 4 units None for commercial uses other than hotels Parking lots not allowed as a principal use	**The C indicates a conditional rezoning, where the property owner has proffered conditions as part of their rezoning request that are incorporated into the property's entitlement.
B-4	Multifamily, variety of pedestrian-oriented commercial uses including retail, offices, hotels, and restaurants. Parking decks allowed with screening requirements.	1:4 inclined plane	Max 10' unless for special features	FAR	6.0 FAR with additional FAR for non-dwelling uses 0.08 usable open space ratio	Form-based requirements for parking decks, fenestration and location of driveways & parking areas Residential uses must be located above or to the rear of other uses on Street-Oriented Commercial Streets	None for up to 16 units Over 16 units, 1 per 4 units None for commercial uses other than hotels Parking lots not allowed as a principal use	
M-1	Variety of auto-oriented commercial and industrial uses including manufacturing, drive-thrus, auto sales and auto service centers as well as adult entertainment, retail, offices, and restaurants.	45' additional height based on inclined plane	None	No residential use permitted	None	Credit for on-street parking spaces	Commercial parking based on use and square footage	
Certificate of Appropriateness	Within the City Old & Historic Districts, a Certificate of Appropriateness is required as part of the zoning approval process. No building or structure or any exterior portion thereof, sign or paving shall be constructed, altered, reconstructed, repaired, restored, or demolished within any old and historic district unless the building or structure or any exterior portion thereof, sign or paving is approved by the Commission of Architectural Review, or on appeal, by the City Council, as being architecturally compatible with the buildings, structures, sites and general character of the Old & Historic District. Seventy-eight parcels in the proposed rezoning area (out of 269) are part of the City Old & Historic District and require a Certificate of Appropriateness.							

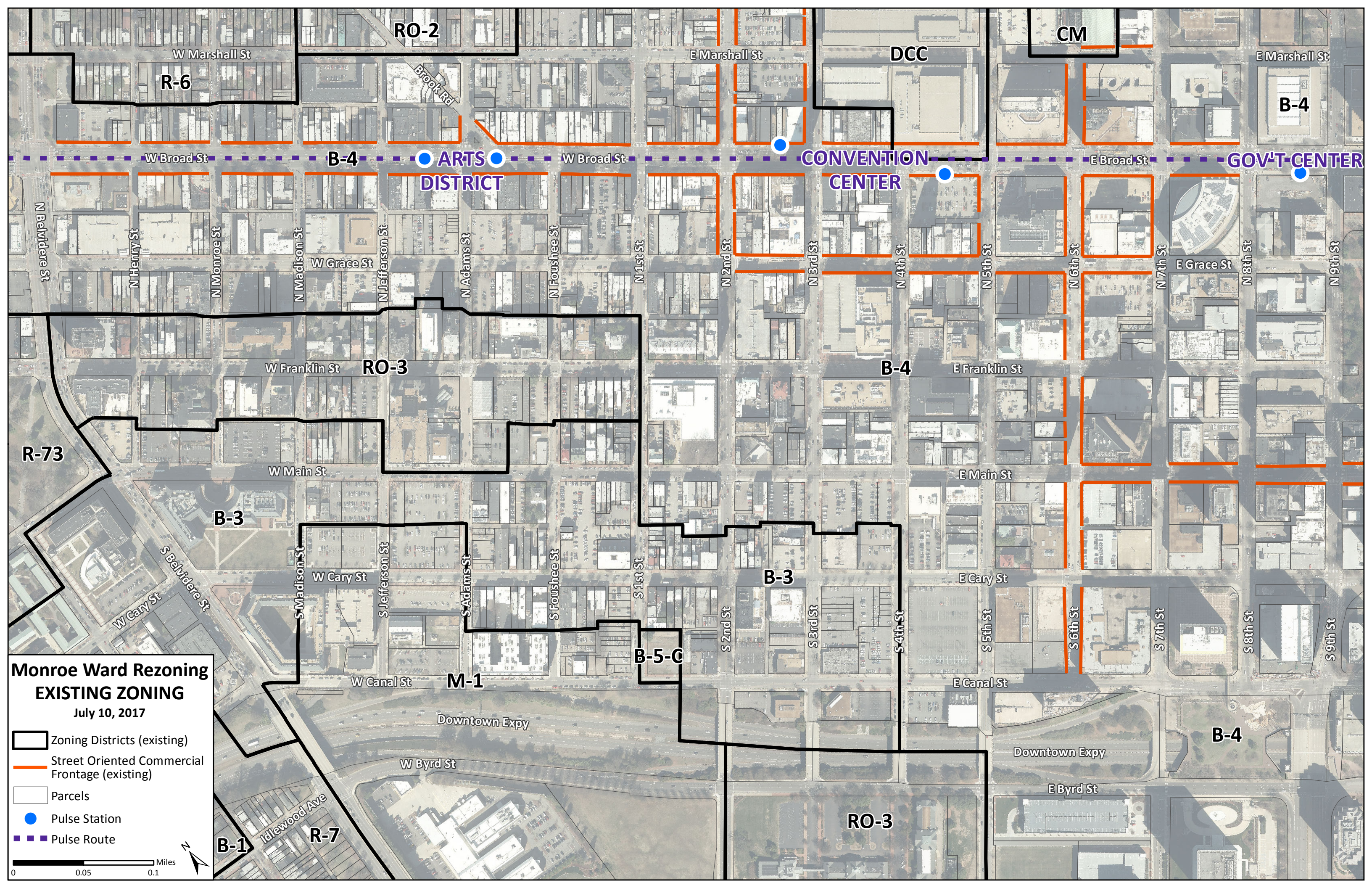
Proposed Zoning Districts								Non-Conforming
B-4	Multifamily, variety of pedestrian-oriented commercial uses including retail, offices, hotels, and restaurants. Parking lots not allowed as a principal use.	1:4 inclined plane	Max 10' unless for special features	FAR	6.0 FAR with additional FAR for non-dwelling uses 0.08 usable open space ratio	Form-based requirements for parking decks, fenestration and location of driveways & parking areas Residential uses must be located above or to the rear of other uses on Street-Oriented Commercial Streets	None for up to 16 units, None for dwellings in same buildings as other permitted uses Over 16 units, 1 per 4 units None for commercial uses other than hotels Parking lots not allowed as a principal use	Uses: Cannot be enlarged, extended, reconstructed, moved or structurally-altered unless devoted to a conforming use. Allows for normal repair, changes needed for safe building condition Features: building can be maintained, enlarged, extended, or structurally altered as long as there is no increase in the degree of the non-conforming feature
Street-oriented commercial	A designation in the zoning map that requires a minimum of one-third, or 1,000 square feet, of the floor area of the ground floor of buildings to have principal uses other than dwelling units or parking garage of a depth not less than 20 feet.							
Priority street*	A new designation in the zoning map that would require buildings with multiple street frontages to provide for the fenestration requirements of windows, put parking behind the building, and limit driveways across streets for access on these streets when other access is available.							
Certificate of Appropriateness	Within the City Old & Historic Districts, a Certificate of Appropriateness is required as part of the zoning approval process. No building or structure or any exterior portion thereof, sign or paving shall be constructed, altered, reconstructed, repaired, restored, or demolished within any old and historic district unless the building or structure or any exterior portion thereof, sign or paving is approved by the Commission of Architectural Review, or on appeal, by the City Council, as being architecturally compatible with the buildings, structures, sites and general character of the Old & Historic District. Seventy-eight parcels in the proposed rezoning area (out of 269) are part of the City Old & Historic District and require a Certificate of Appropriateness.							

*Zoning elements that are proposed to be created and/or amended in the City's Zoning Ordinance








This tables Include excerpts and interpretations from the City of Richmond Zoning Ordinance. Persons with specific zoning issues should always consult the Zoning Ordinance and/or the City's zoning officers.


June 27, 2017

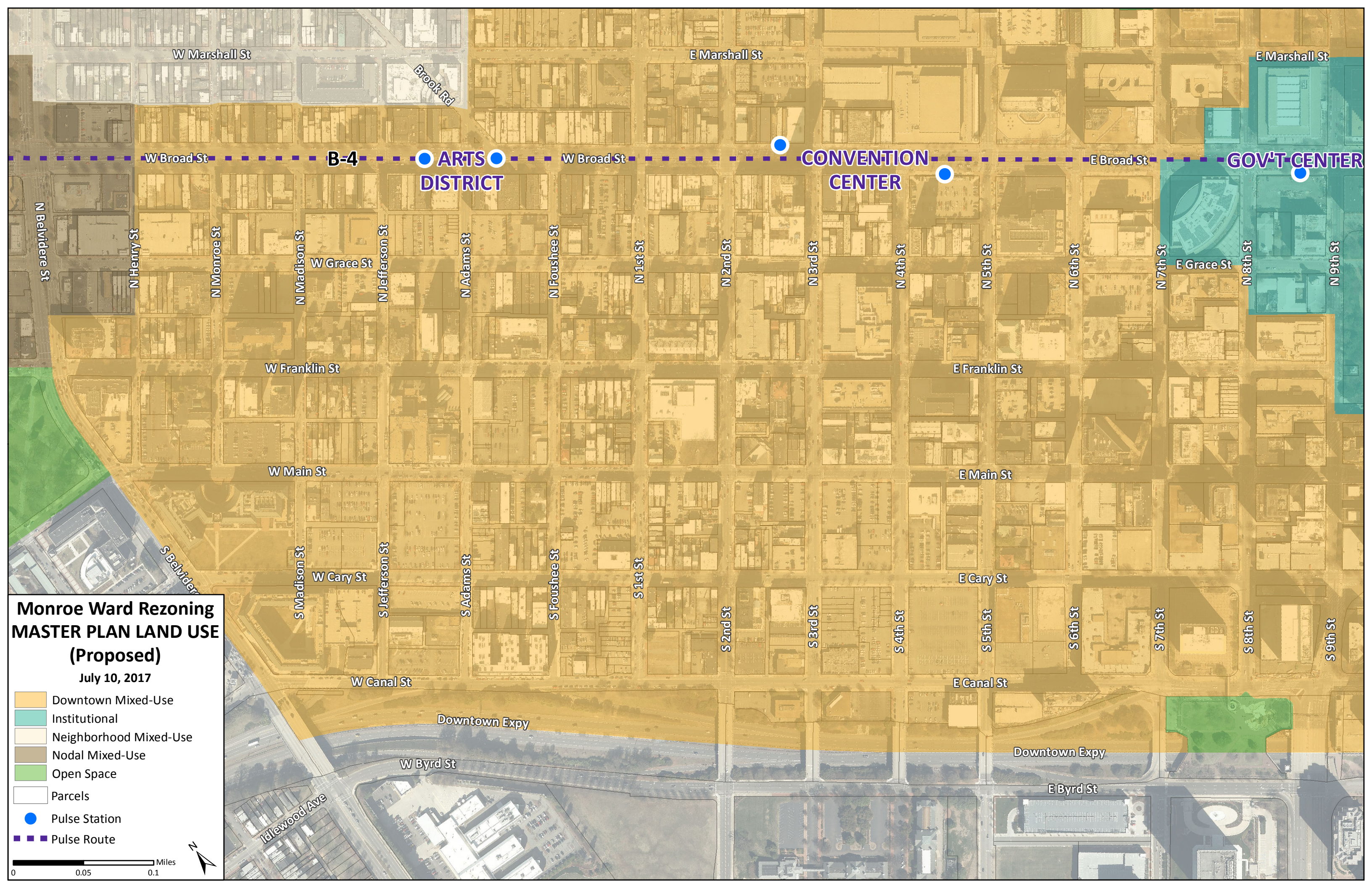


Monroe Ward Rezoning
EXISTING ZONING
 July 10, 2017

-  Zoning Districts (existing)
-  Street Oriented Commercial Frontage (existing)
-  Parcels
-  Pulse Station
-  Pulse Route

0 0.05 0.1 Miles



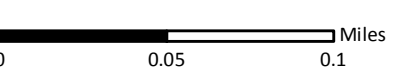


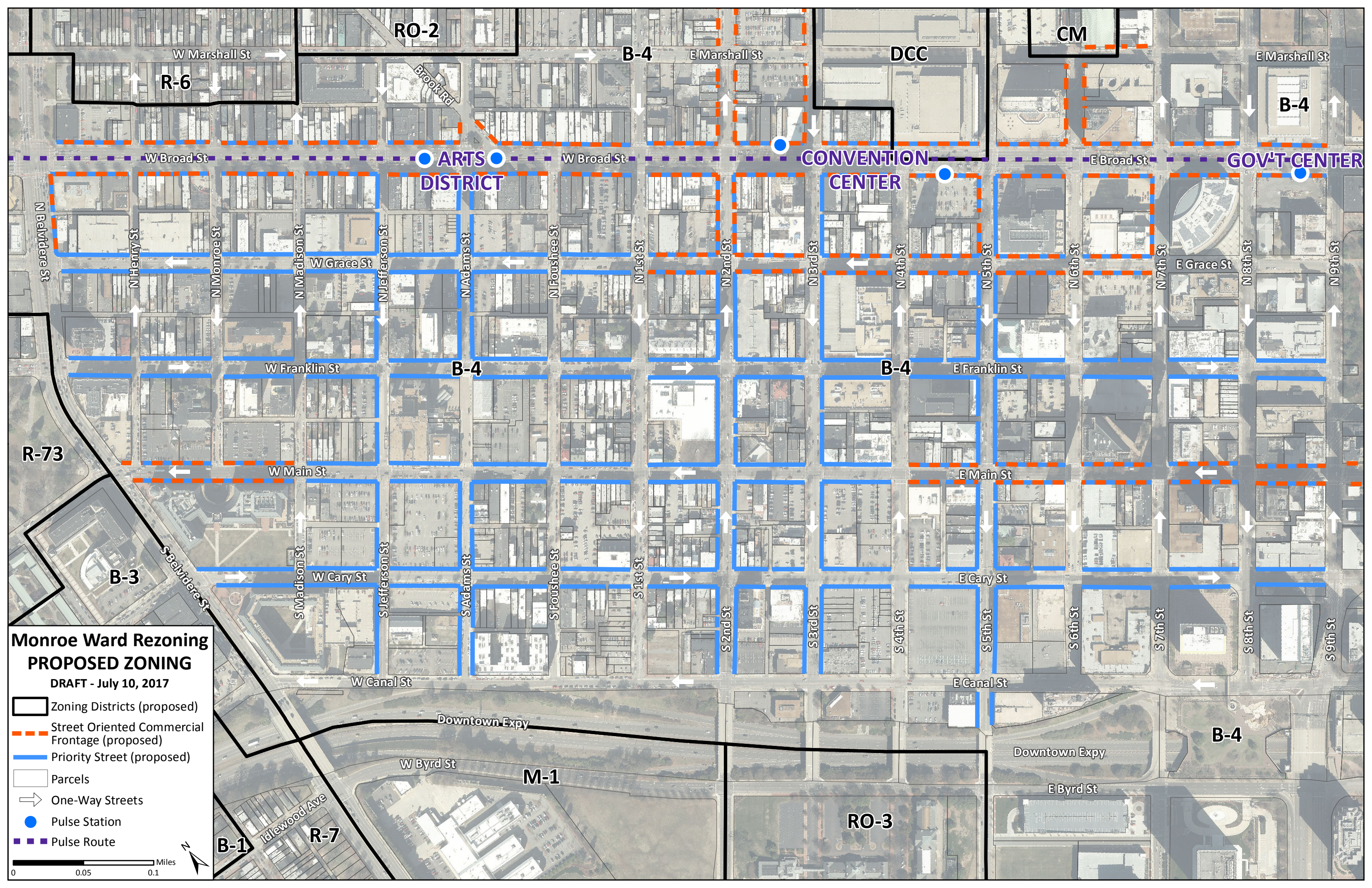
**Monroe Ward Rezoning
MASTER PLAN LAND USE
(Proposed)**

July 10, 2017








- Downtown Mixed-Use
- Institutional
- Neighborhood Mixed-Use
- Nodal Mixed-Use
- Open Space
- Parcels

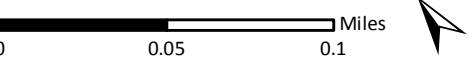
- Pulse Station
- Pulse Route

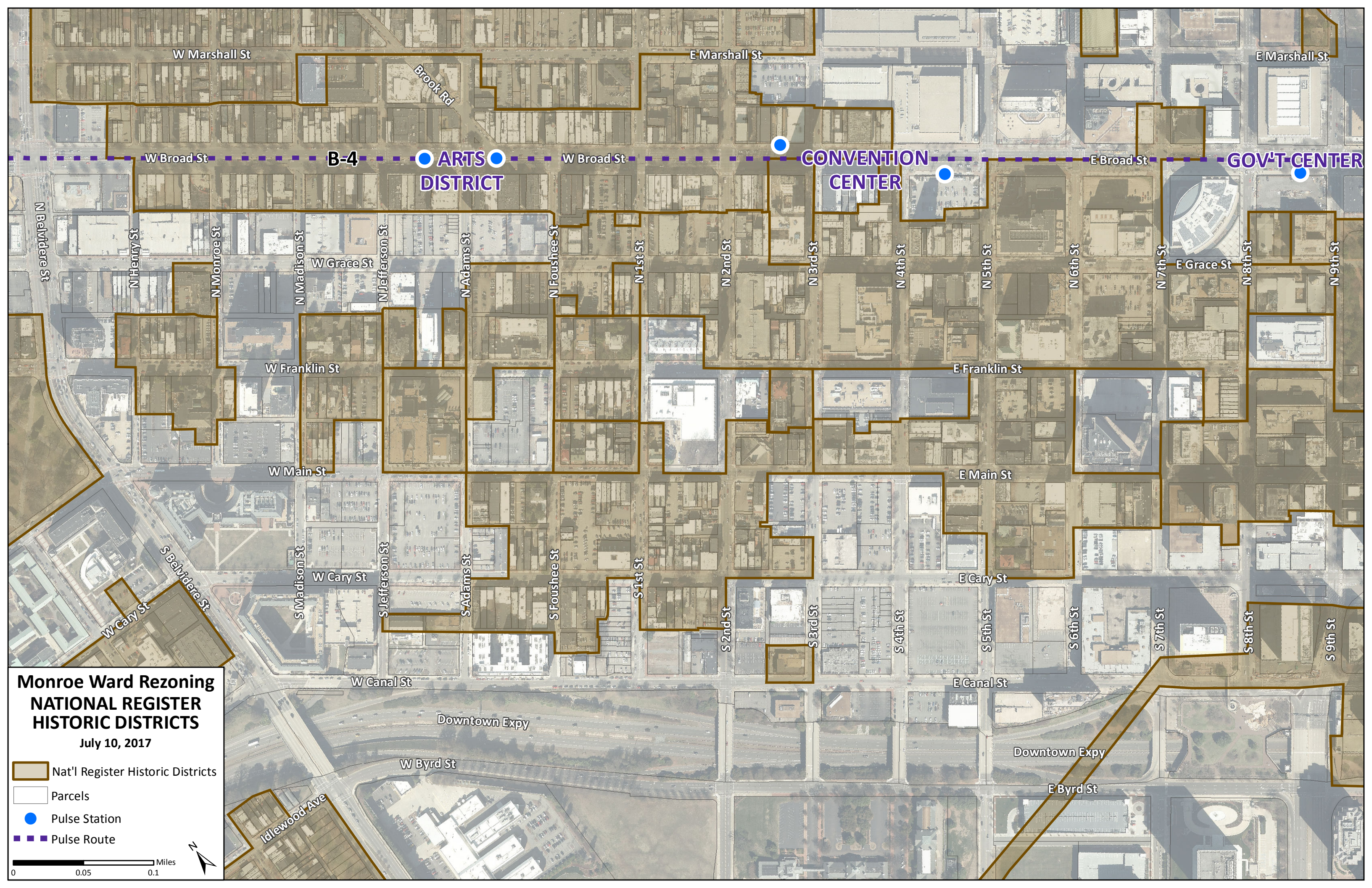








**Monroe Ward Rezoning
PROPOSED ZONING**

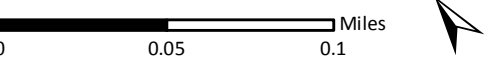
- DRAFT - July 10, 2017
-  Zoning Districts (proposed)
 -  Street Oriented Commercial Frontage (proposed)
 -  Priority Street (proposed)
 -  Parcels
 -  One-Way Streets
 -  Pulse Station
 -  Pulse Route

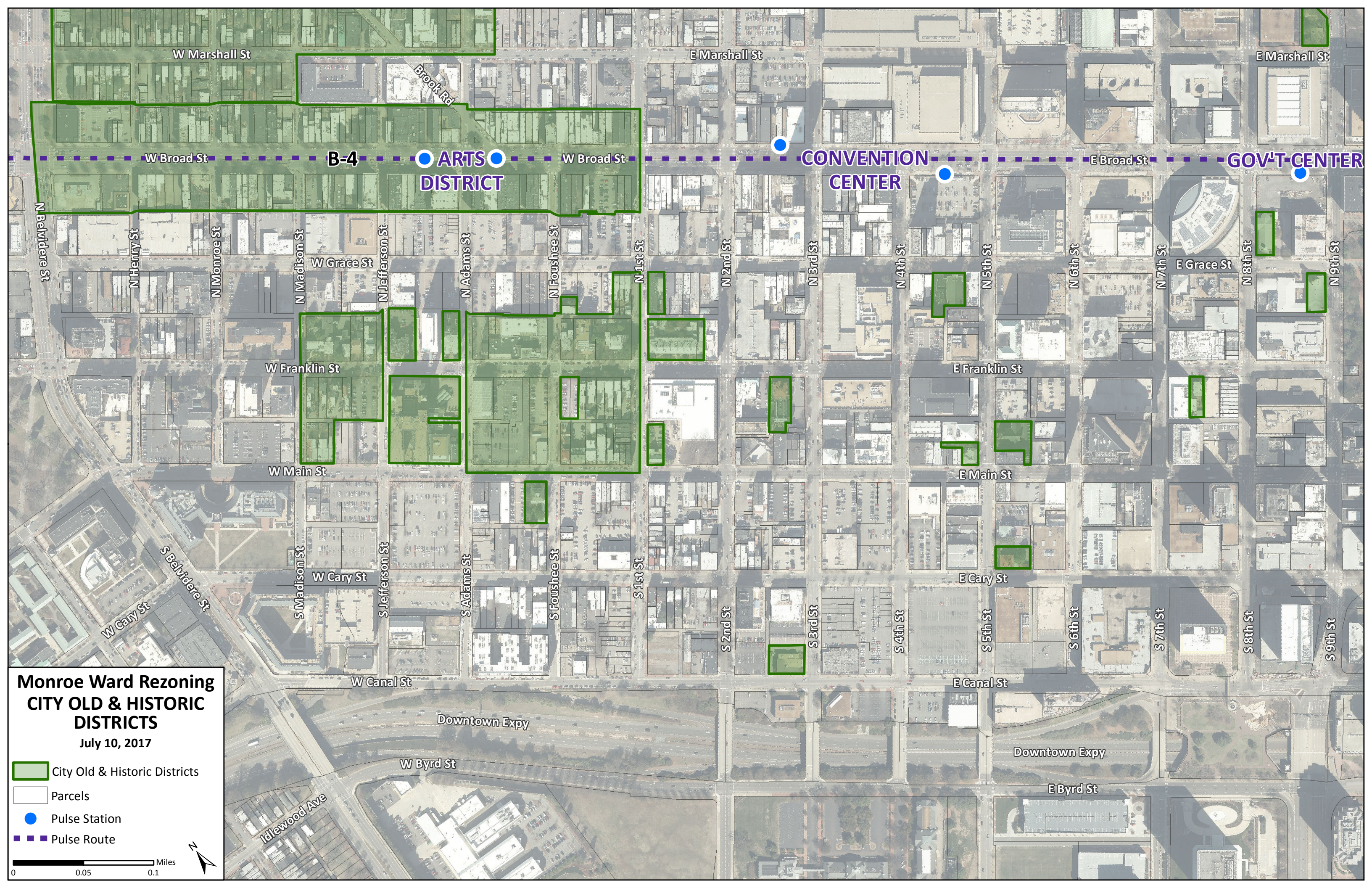




**Monroe Ward Rezoning
NATIONAL REGISTER
HISTORIC DISTRICTS**
July 10, 2017

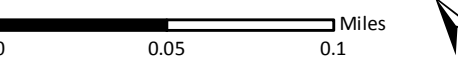
-  Nat'l Register Historic Districts
-  Parcels
-  Pulse Station
-  Pulse Route

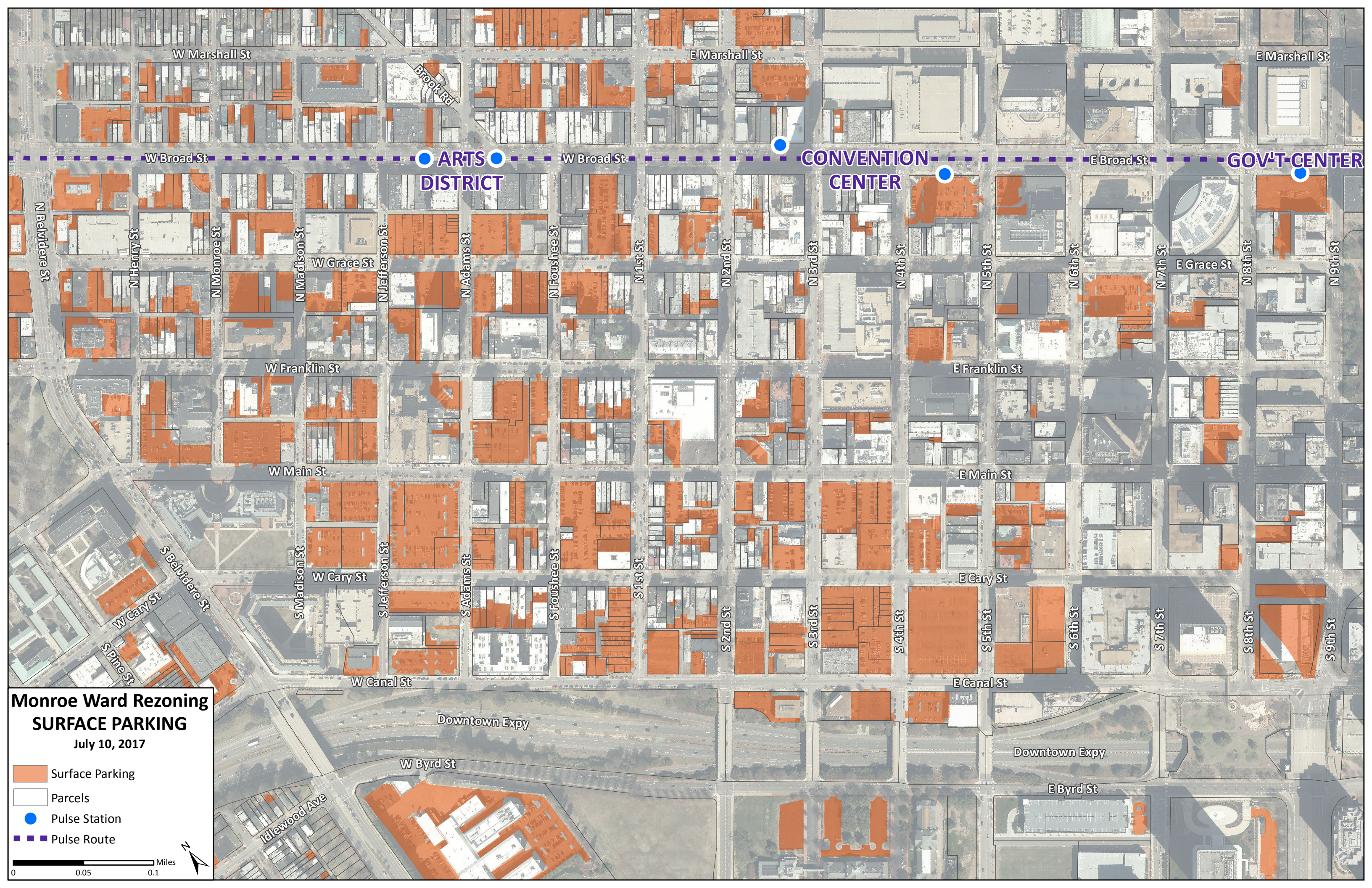




**Monroe Ward Rezoning
CITY OLD & HISTORIC
DISTRICTS**
July 10, 2017

- City Old & Historic Districts
- Parcels
- Pulse Station
- Pulse Route





W Marshall St

E Marshall St

E Marshall St

W Broad St

W Broad St

E Broad St

GOV'T-CENTER

ARTS DISTRICT

CONVENTION CENTER

N Belvidere St

N Henry St

N Monroe St

N Madison St

W Grace St

N Jefferson St

N Adams St

N Foushee St

N 1st St

N 2nd St

N 3rd St

N 4th St

N 5th St

N 6th St

N 7th St

E Grace St

N 8th St

N 9th St

W Franklin St

E Franklin St

W Main St

E Main St

W Cary St

E Cary St

W Canal St

E Canal St

Downtown Expy

Downtown Expy

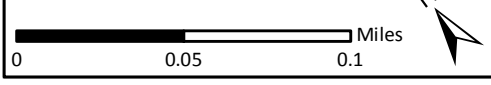
W Byrd St

E Byrd St

Idlewood Ave

Monroe Ward Rezoning SURFACE PARKING July 10, 2017

- Surface Parking
- Parcels
- Pulse Station
- Pulse Route



Feedback: Lower Monroe Ward Rezoning Open House, July 10, 2017

Do you support Lower Monroe Ward having street-facing mixed use zoning and market-based parking like the rest of Downtown, should it stay as it is allowing for strip-commercial, or should it be different in some way from the rest of Downtown?

Do you feel that the proposed changes to the street-oriented commercial map – adding more of Main St and removing 6th St, along with other smaller changes – are beneficial?

Do you have any concerns about historic preservation in the proposed area for rezoning?

Please leave any comments, concerns, or questions about the proposed rezoning.

Would you like a staff member to contact you about your comments? Please write your contact info here:

Please send any additional comments to Kathleen Onufer, Dept. of Planning & Development Review.
Kathleen.Onufer@richmondgov.com / (804)-646-5207