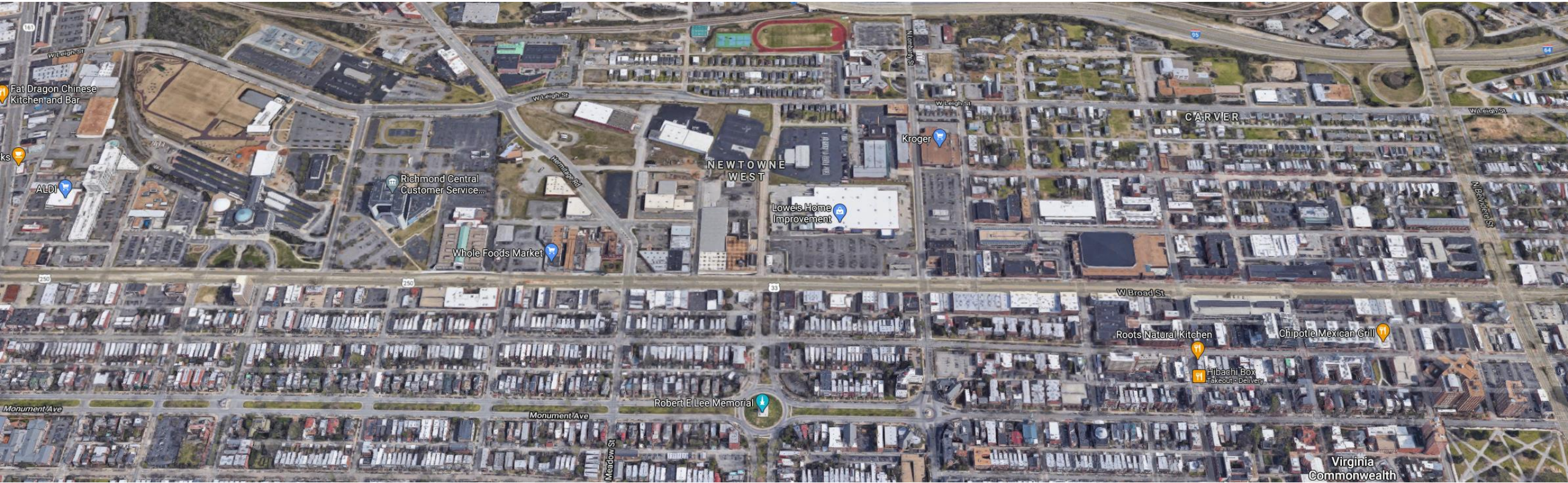


ORD.2021.151

Pulse Corridor Zoning



RICHMOND PLANNING &
DEVELOPMENT REVIEW
PDR

City Planning Commission
Tuesday, 6 July 2021

Legislative engagement process

F 1/21: meeting with DCAO Ebert, Councilperson Jordan, and civic association representatives

F 4/23: meeting with Councilpersons Jordan, Lambert, and liaisons

R 5/6: meeting with civic association representatives

M 5/17: presentation to the City Planning Commission with public hearing

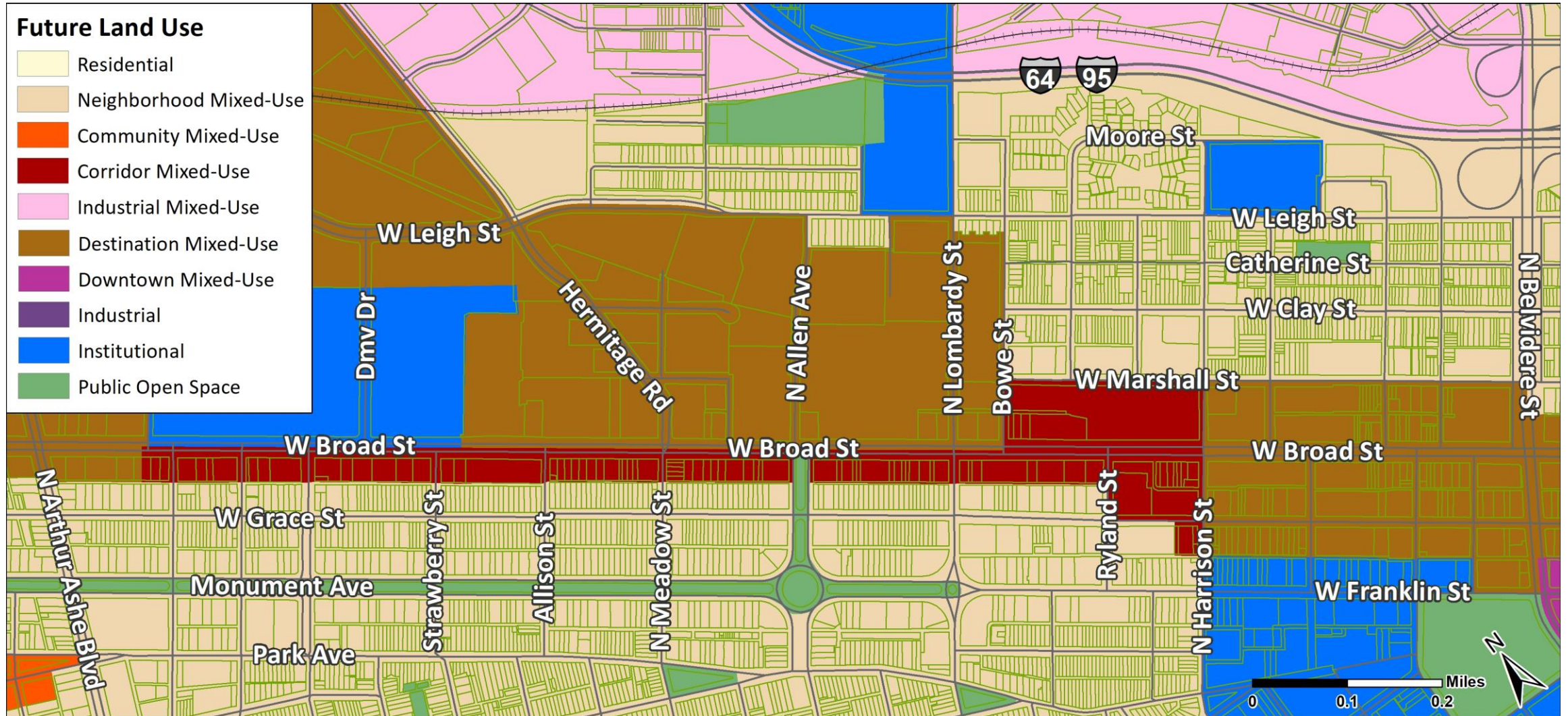
M 5/24: paper introduced at City Council

W 5/19: presentation to Councilperson Jordan Second District meeting




T 6/8: public engagement session, with specific invitations to civic association representatives

M 6/20: presentation to the City Planning Commission with public hearing

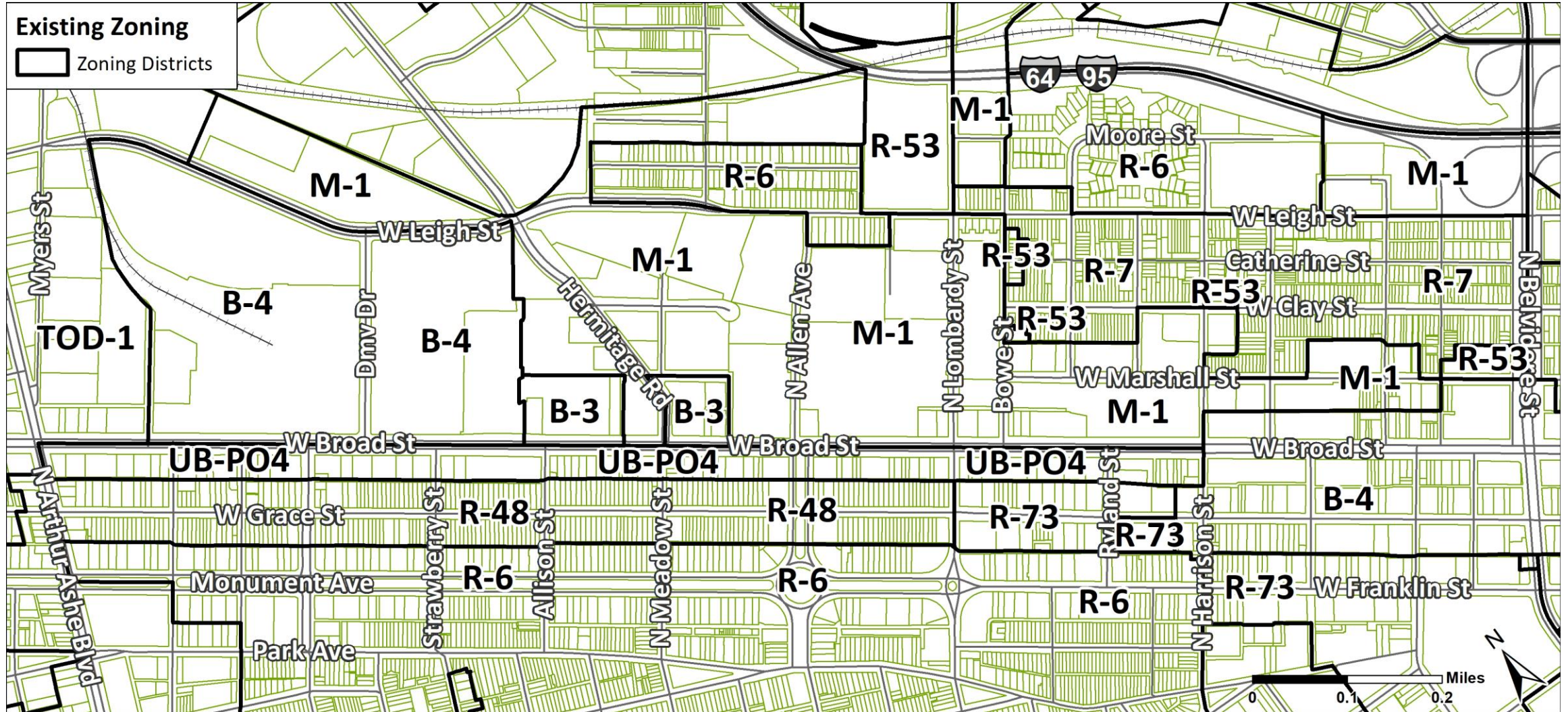
Richmond 300: future land use



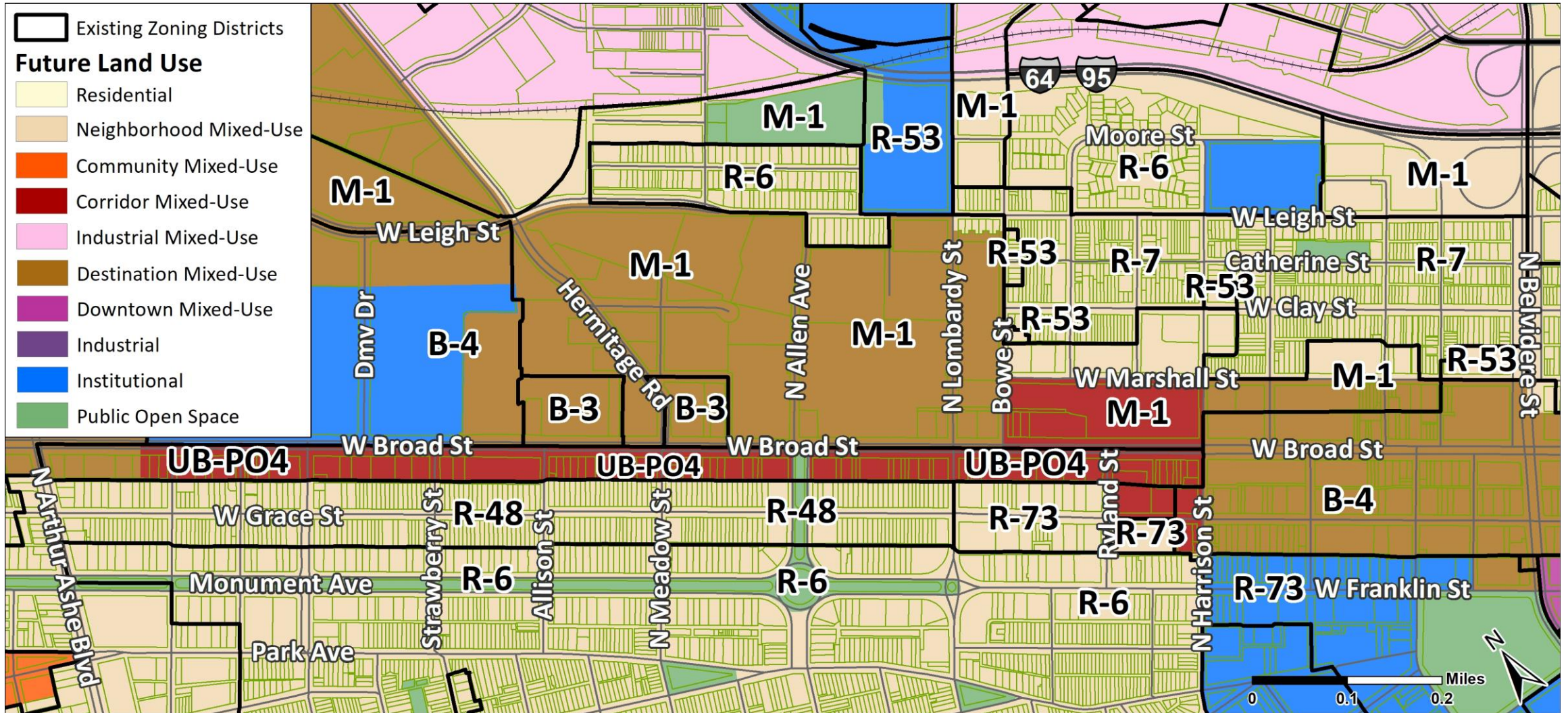
Richmond 300: future land use

	Neighborhood Mixed-Use	Corridor Mixed-Use	Destination Mixed-Use
RENDERING			
PRIMARY USES	single-family houses, ADUs, duplexes, small multi-family (<10 units), open space	retail, office, personal service, multi-family residential, cultural, open space	retail, office, personal service, multi-family residential, cultural, open space
SECONDARY USES	large multi-family, retail, office, personal service, institutional, cultural, government	single-family houses, institutional, government	institutional, government
HEIGHT	2 to 4 stories	2 to 10 stories	at least 5 stories

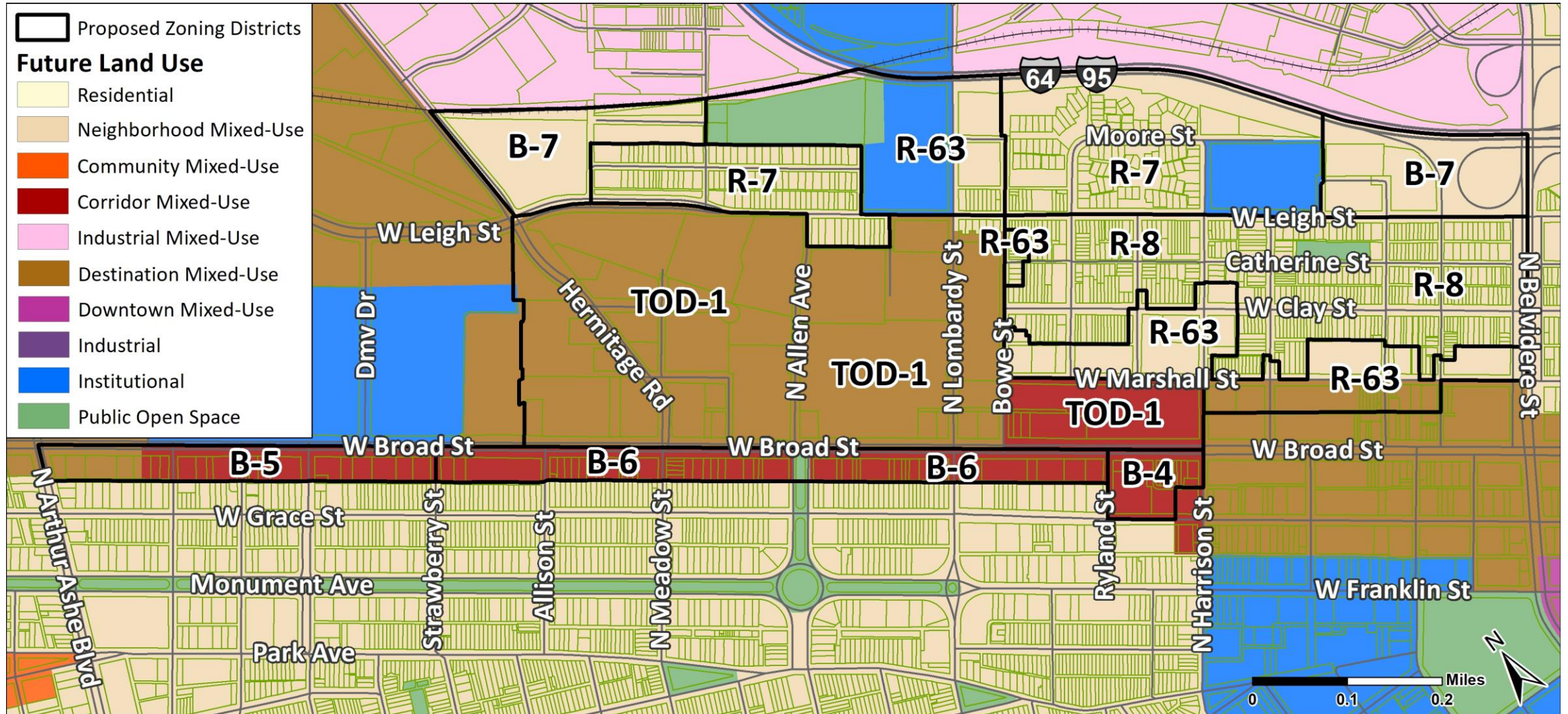
Zoning: existing



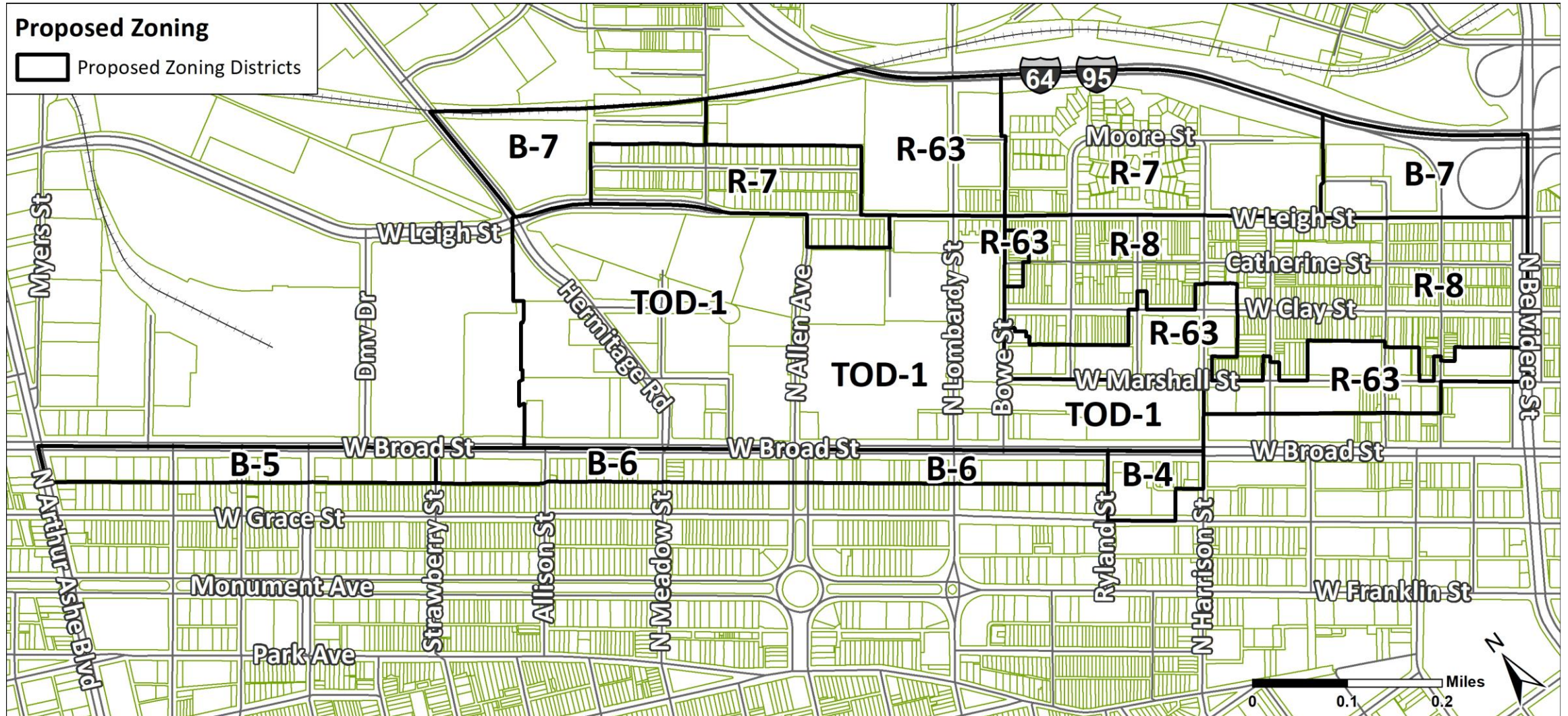
Zoning: existing



Zoning: proposed



Zoning: proposed



Zoning district comparisons: residential

	R-6: Single-Family Attached Residential	R-7: Single and Two-Family Urban Residential	R-8: Urban Residential
PERMITTED USES	single-family detached single-family attached two-family detached two-family attached houses (existing) compatible civic uses	single-family detached single-family attached two-family detached two-family attached houses (existing) compatible civic uses	single-family detached single-family attached two-family detached two-family attached houses compatible civic uses limited neighborhood businesses (by CUP)
NEIGHBORHOODS	Church Hill The Fan Museum District Newtowne West Southern Highland Park	Carver Oregon Hill Blackwell	Church Hill Chimborazo Manchester

Zoning district comparisons: residential

	R-6	R-7	R-8
MAXIMUM HEIGHT	35' <i>2 to 3 stories*</i>	35' <i>2 to 3 stories*</i>	30' to 36'* 2 to 3 stories
MINIMUM FRONT YARD	15'	15'	10' to 18'
MINIMUM SIDE YARD	3' to 5'	3' to 5'	0' to 5'
MINIMUM REAR YARD	5'	5'	5'
MINIMUM LOT WIDTH	16' to 50'	18' to 42'	16' to 28' 45' max
MINIMUM LOT AREA	5,000 sf (detached) 2,200 sf (attached) 6,000 sf (two-family)	3,600 sf (detached) 2,200 sf (attached) 4,400 sf (two-family)	3,000 sf (detached) 2,200 sf (attached) 3,400 ft (two-family)

Zoning district comparisons: residential

	R-53: Multifamily Residential	R-63: Multifamily Urban Residential	R-73: Multifamily Residential
PERMITTED USES	multi-family dwellings single-family dwellings two-family dwellings some commercial and civic uses	multi-family dwellings single-family dwellings two-family dwellings some commercial and civic uses; more on corner parcels	multi-family dwellings single-family dwellings two-family dwellings some commercial and civic uses
NEIGHBORHOODS	Gilpin Whitcomb Mosby Windsor	The Fan South Jackson Ward Manchester Union Hill	The Fan (portions) VCU

Zoning district comparisons: residential

	R-53	R-63	R-73
MAXIMUM HEIGHT	35' to 60' <i>3 to 6 stories*</i>	30' to 56'* 3 to 4 stories	150' <i>10 to 15 stories*</i>
MINIMUM FRONT YARD	15'	0' 15' max	15'
MINIMUM SIDE YARD	3' to 5'	3' to 5'	5' to 15'
MINIMUM REAR YARD	5' to 15'	5' to 15'	5' to 15'
MINIMUM LOT WIDTH	18' to 42'	16' to 27'	18' to 42'
MINIMUM LOT AREA	3,600 sf (detached) 2,200 sf (attached) 4,400 sf (two-family) 5,000 sf (multifamily)	3,000 sf (detached) 2,200 sf (attached) 2,600-3,200 sf (two-family) 4,000 sf (multifamily)	3,600 sf (detached) 2,200 sf (attached) 4,400 sf (two-family)

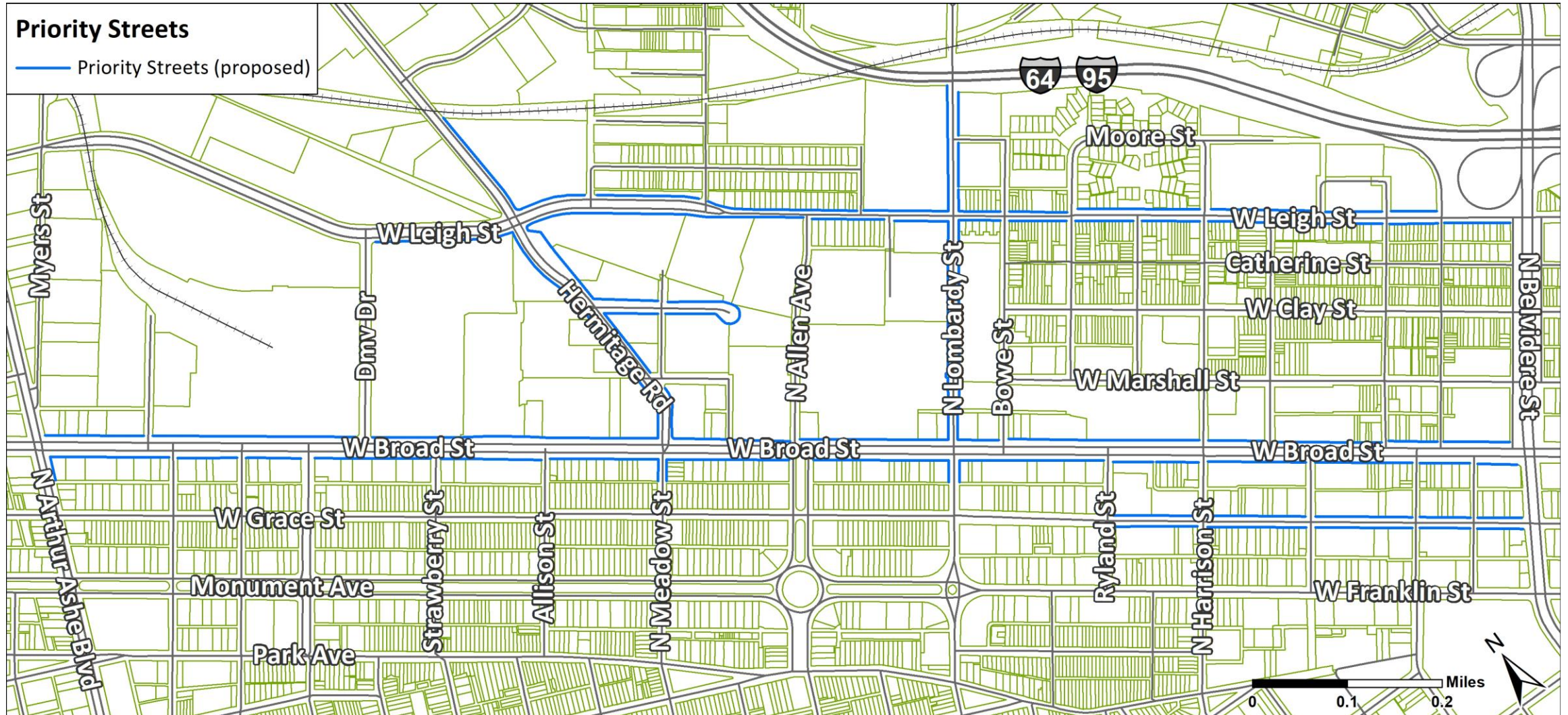
Zoning district comparisons: mixed-use

	UB-PO4	B-4	B-5	B-6	B-7	TOD-1
MIN HEIGHT	----	----	2 stories	2 stories	----	----
MAX HEIGHT	28'	4:1 incline plane	5 stories	4 stories	5 to 6 stories	12 stories
MIN FRONT YARD	0'	0'	0'	0'	0'	0' to 15'
MIN SIDE YARD	0' to 10'	0' to 10'	0' to 10'	0' to 10'	0' to 10'	0' to 20'
MIN REAR YARD	0' to 20'	0' to 20'	0' to 20'	0' to 20'	0' to 20'	0' to 20'
NEIGHBORHOODS	Brookland Carytown Six Points	Downtown DMV	Hull Street Shockoe	Commerce Semmes	Manchester Scott's Add	Manchester Monroe Scott's Add

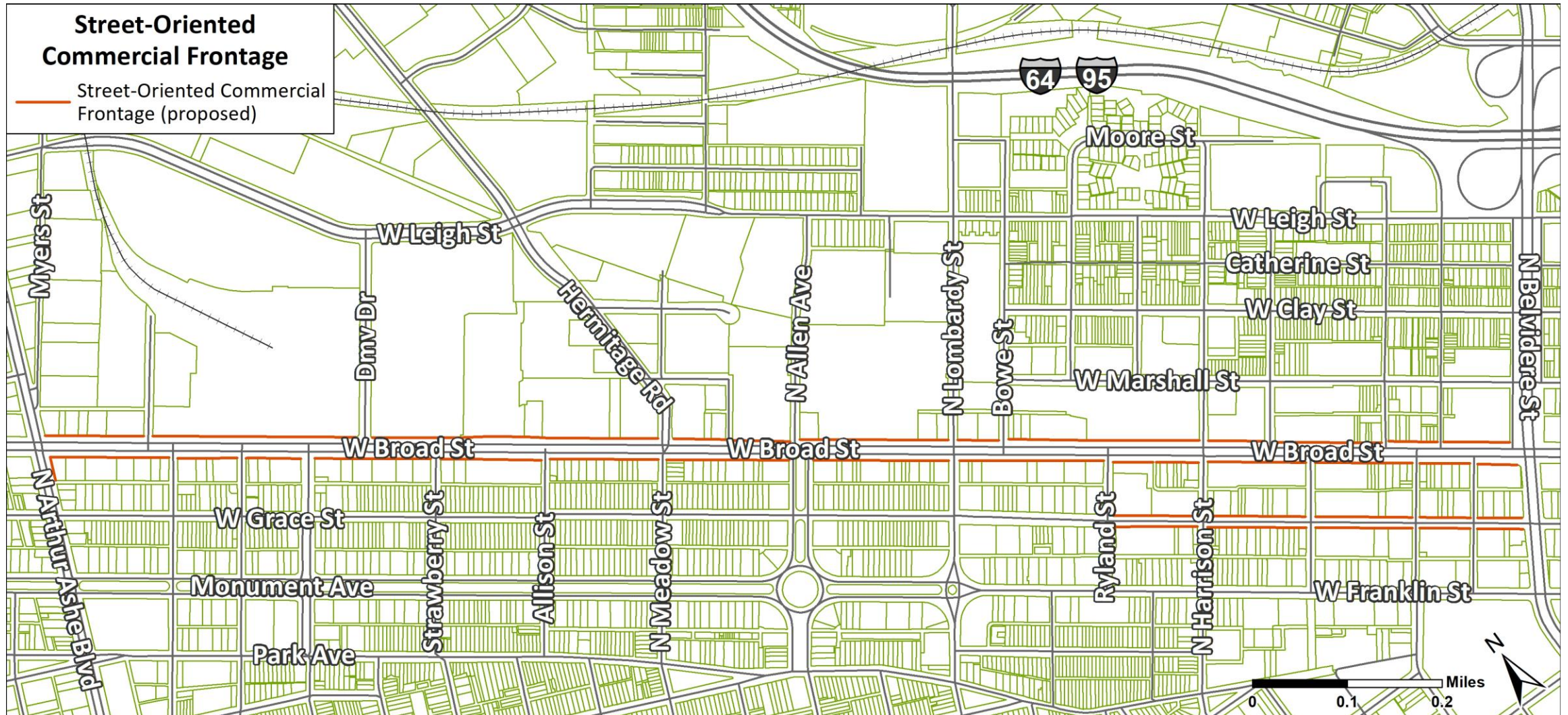
Zoning district comparisons: parking requirements

	Dwelling Units	Commercial Uses
UB-PO4	1 per dwelling unit; for mixed-use buildings none for 1 to 3 units; otherwise, 1 per 4 dwelling units	Based on square footage and/or intensity of use, but reduced for most uses per the parking overlay designation
B-4	None for 1 to 16 dwelling units; 1 per 4 dwelling units over 16 units	None required, except for hotels and motels (1 per every 4 guestrooms)
B-5	None for 1 to 16 dwelling units; 1 per 4 dwelling units over 16 units	None required, except for hotels and motels (1 per every 4 guestrooms)
B-6	1 per dwelling unit	Based on square footage and/or intensity of use
B-7	1 per dwelling unit	Based on square footage and/or intensity of use
TOD-1	None for 1 to 16 dwelling units; 1 per 2 dwelling units over 16 units	None required, except for hotels and motels (1 per every 4 guestrooms)

Priority streets: proposed



Street oriented commercial frontage: proposed



Requested amendments

- Change select parcels from R-8 to R-63
- Create a parking overlay district
- Create a design overlay district
- Create an eight (8)-story height overlay north of Broad
- Change zoning on south side of Broad
 - B-5 and B-6 with stepback overlay
 - TOD-1 with height overlay
 - New zoning district

Discussion

