What is the process?

FEBRUARY 2024 - MAY 2024

PHASE 1
PROJECT INITIATION

Confirmation of timeline, development of engagement plan, review of existing materials and kick off visit with staff.

MAY 2024 - FEBRUARY 2025

PHASE 2
PATTERN BOOK

Analysis of existing and traditional urban and architectural form.

PHASE 3
ZONING ORDINANCE FRAMEWORK

Analysis of existing ordinance.

PHASE 4
ZONING DISTRICTS FRAMEWORK

Conceptual framework and districts for new ordinance, not yet addressing detailed metrics.

MARCH 2025 - SPRING 2026

We are here!

PHASE 5
DRAFT & FINAL ZONING ORDINANCE

Development and testing of code metrics, graphics and administrative language.

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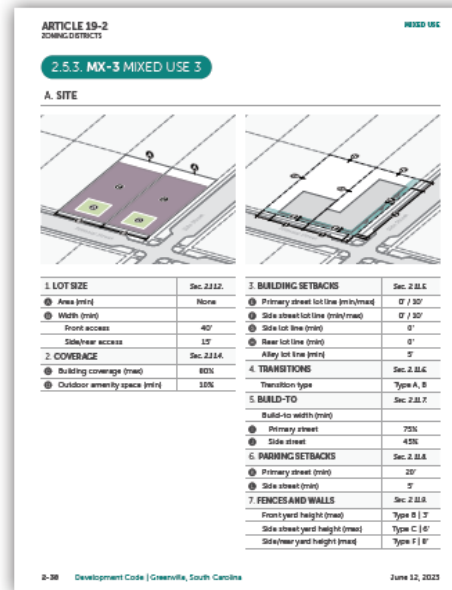
2

What is the process?

We are here!

+ Draft code will be delivered in three separate parts or "modules" in 2025.

+ Each module delivery will provide opportunity for detailed review and discussion by ZAC.
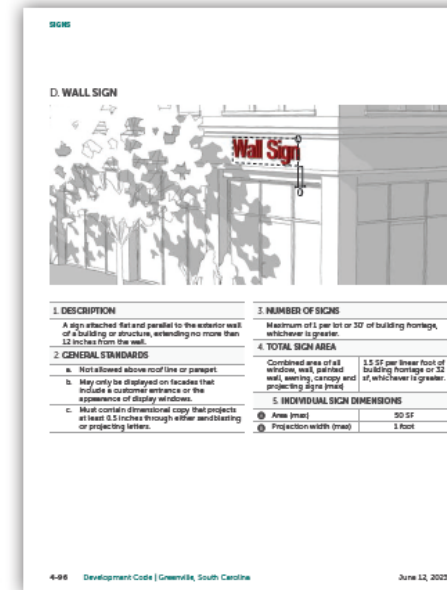
+ Three modules will then be revised and assembled as a complete draft.

MODULE 1:
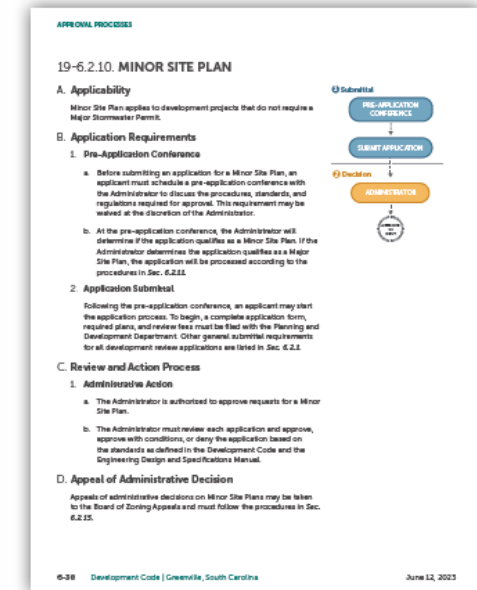### DISTRICTS, USES & MAPS

Full zoning districts, use matrix and zoning maps

MODULE 2:
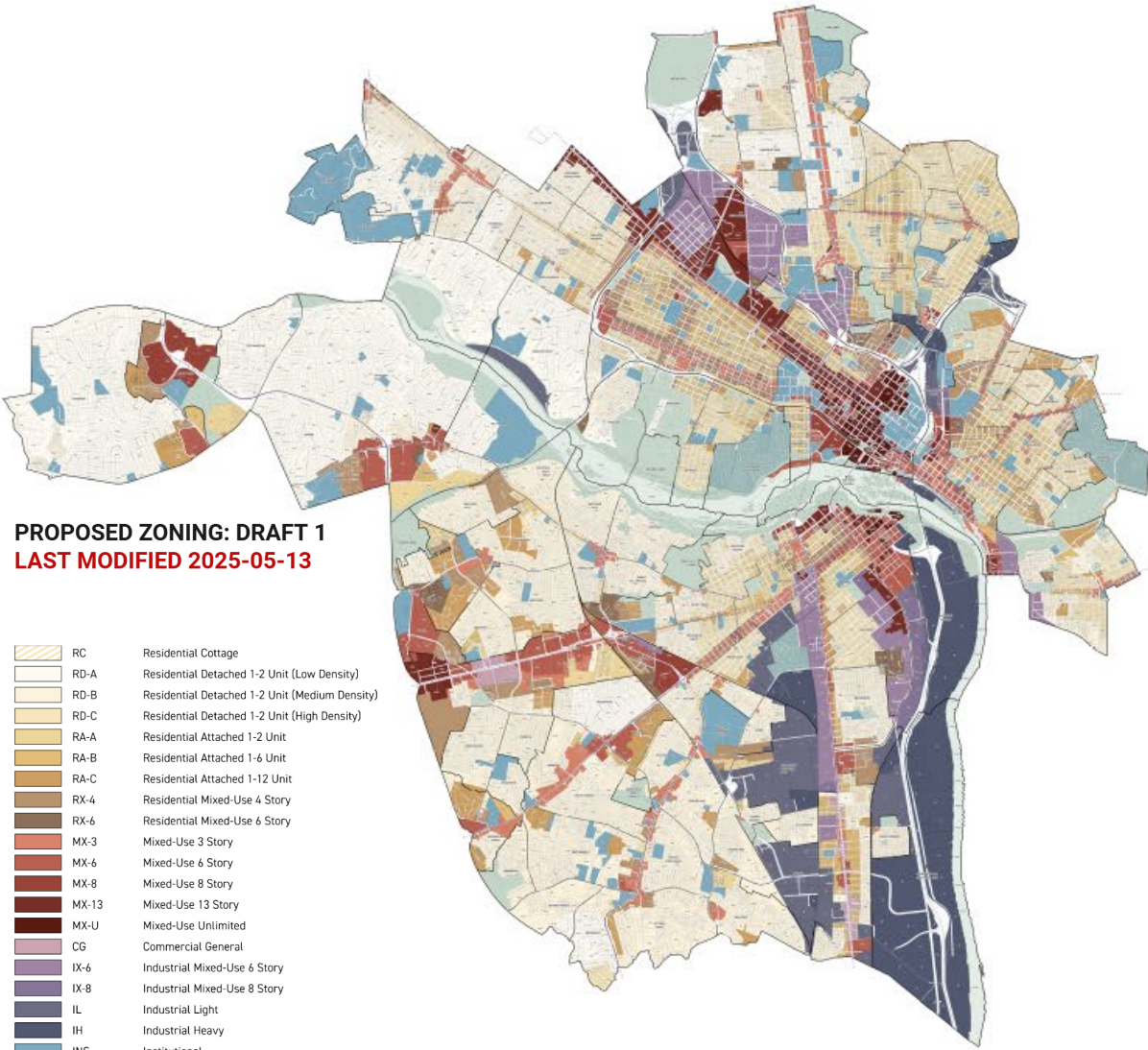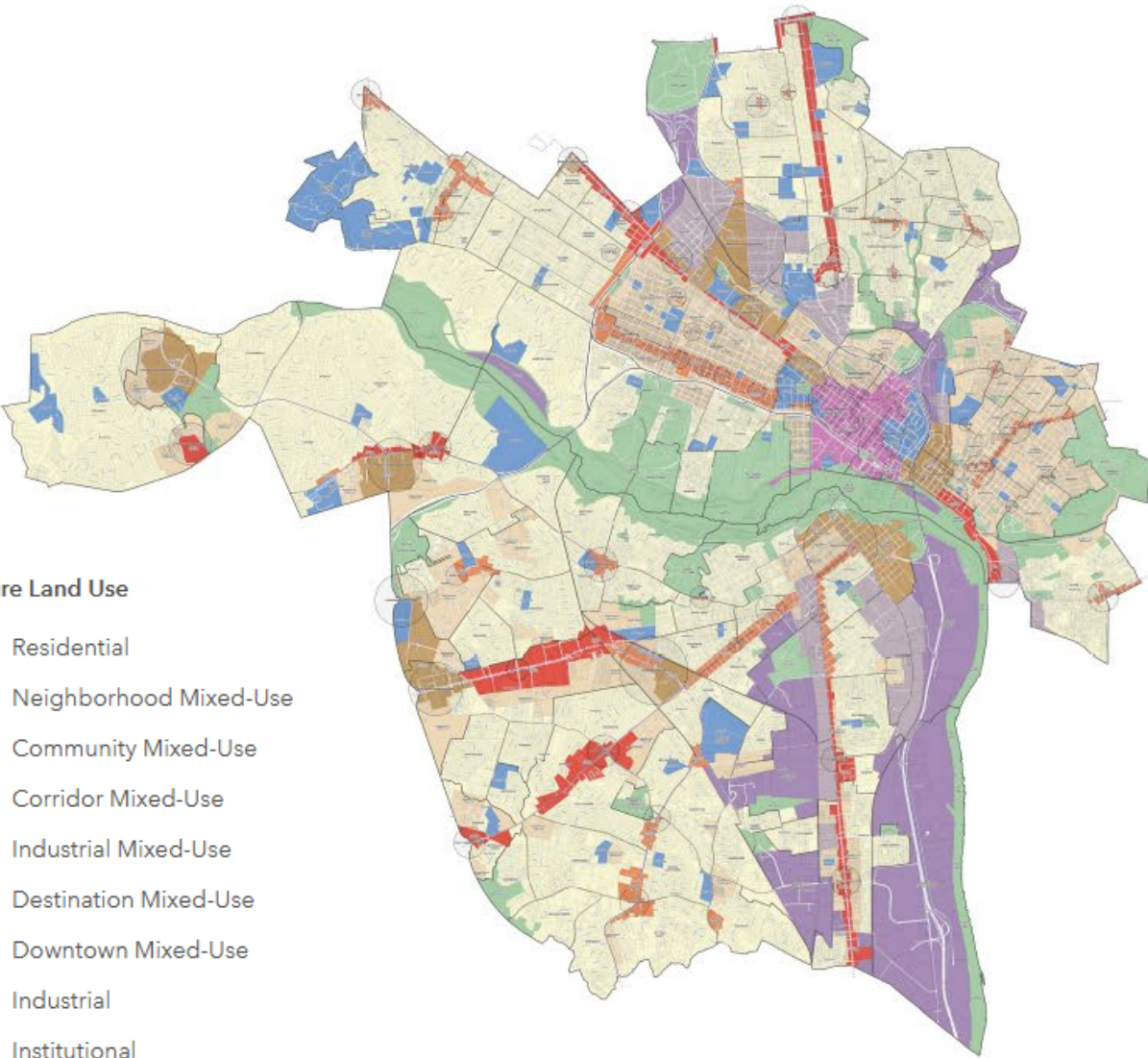### DEVELOPMENT STANDARDS

Landscaping, transitions, signs, vehicle access, and other city-wide standards

MODULE 3:
ADMINISTRATION & OTHER PROVISIONS

Processes for review of applications, and how to allow amendments or relief

PROPOSED ZONING: DRAFT 1
LAST MODIFIED 2025-05-13

Future Land Use

- Residential
- Neighborhood Mixed-Use
- Community Mixed-Use
- Corridor Mixed-Use
- Industrial Mixed-Use
- Destination Mixed-Use
- Downtown Mixed-Use
- Industrial
- Institutional
- Public Open Space

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-Water	Open Space (Water)	

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How have we engaged the community?

SUMMARY OF ENGAGEMENT TO DATE: KEY ACHIEVEMENTS

POP UPS

~125 people

OPEN HOUSES

~160 people

ZONING 101 WEBINARS

~120 people

ZONING PANEL DISCUSSIONS

~125 people

STAKEHOLDER FOCUSED ROUNDTABLES

~40 people

COMMUNITY AMBASSADOR ROUNDTABLES

? people

1,166 Online Surveys Submitted

~300 Comments from 3 Open Houses

75+ Neighborhoods Represented

How have we engaged the community?

1st District Meeting
2nd District Meeting
3rd District Meeting
5th District Meeting
8th District Meeting
9th District Meeting
Boys and Girls Club
Broad Rock Branch Library Pop-up
Broad Rock Branch Library Pop-up 2
Church Hill Central Civic Association
Code Refresh Open House - City Hall
Code Refresh Open House - Huguenot
Code Refresh Open House - Main
  Library
Diverse Economy Working Group
Downtown Transfer Station Pop-up
Equitable Transportation Working
  Group
Fan District Association Board

Forest Hill Neighborhood Association
HBAR
High-Quality Places Working Group
Hull Street Library Pop-up
Inclusive Housing Working Group
Latino Roundtable
Livability Initiative
Looking Back and Moving Forward:
  History of Zoning Panel Discussion
Museum District Association Town Hall
Museum District Association Zoning
  Committee
Neighborhood Summit
Office of Immigrant and Refugee
  Monthly meeting
Oregon Hill Neighborhood Association
Panel: Housing and Zoning
Partnership for Smart Growth
Renters Roundtable

Richmond Association of Realtors
Southside Community Service Center
  Pop-up
Strong Towns - Charles Marohn
Swansboro West Civic Association
Thriving Environment Working Group
VA Community Voice Staff
VA Community Voice Housing Working
  Group
Virginia Health District
Virginia Organizing Meeting
Washington Park Civic Association
Washington Park Civic Association
West Grace Street Association
Westhampton Civic Association
Westmoreland Place Civic Association
Zoning 101 Webinar

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REVIEW

How can I participate?

Panel Discussion: Transportation and Richmond Code Refresh
Tuesday, June 24, 2025
6:00 p.m. to 7:30 p.m.
Richmond Main Public Library
101 East Franklin Street

Open House: Draft Districts, Uses, Map
Thursday, June 26, 2025
9:00 a.m. to 12:00 noon
City Hall – 1st Floor Lobby
900 East Broad Street

Open House: Draft Districts, Uses, Map
Wednesday, June 25, 2025
4:00 p.m. to 7:00 p.m.
Southside Community Center
6255 Old Warwick Road

Open House: Draft Districts, Uses, Map
Thursday, June 26, 2025
4:00 p.m. to 7:00 p.m.
Richmond Main Public Library
101 East Franklin Street

DEPARTMENT OF
PLANNING AND
DEVELOPMENT
REVIEW

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