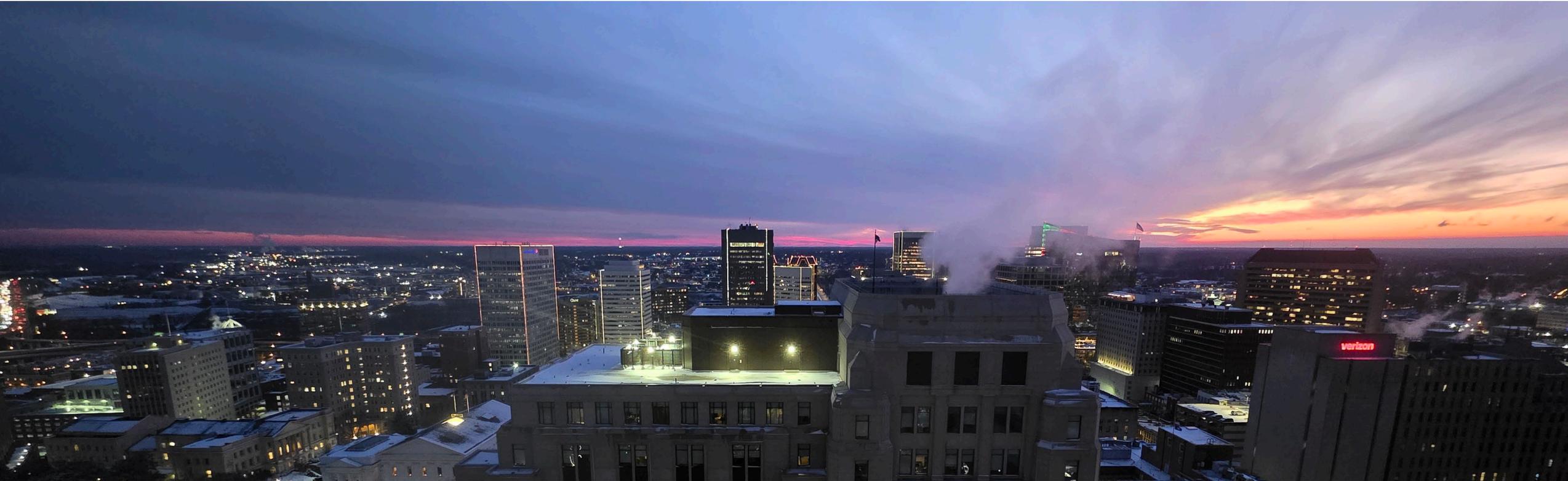




DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Code Refresh

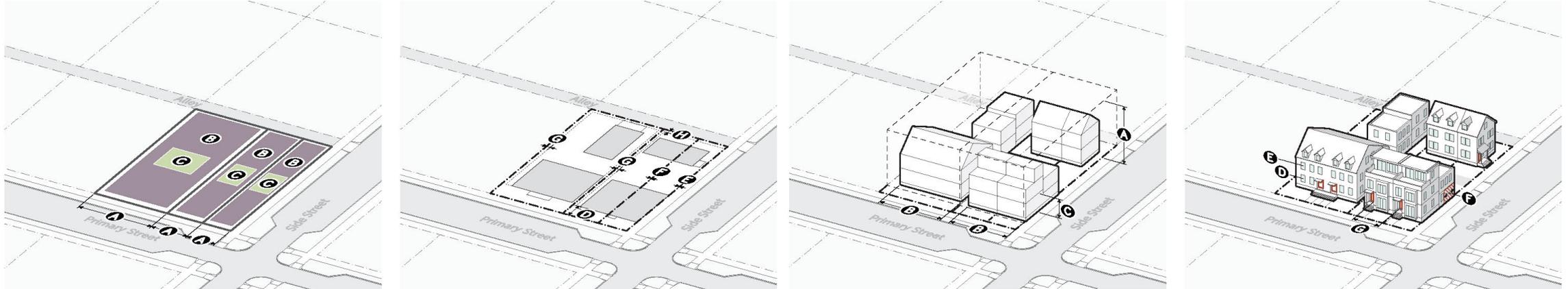


Kevin J. Vonck, Ph.D., Director

TUESDAY, 20 JANUARY 2026

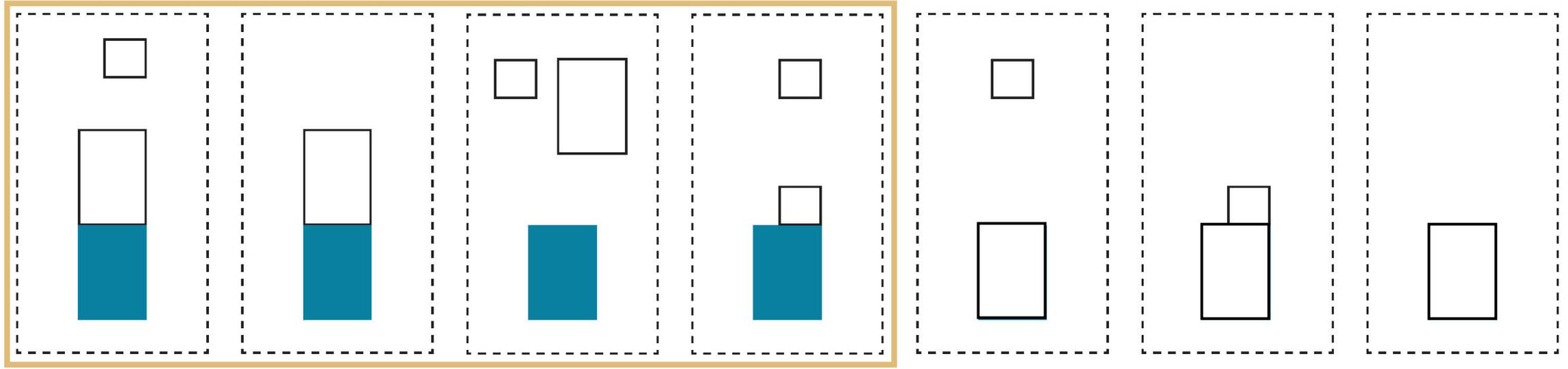
What are the major changes
in the second draft?

Lot standards



- **Intent:** allow infill housing, but remove “loopholes” that allowed rapid change
- Reduced maximum building coverage in residential districts (most underbuilt)
- Added side setbacks for detached structures in RA, RM-A, and RM-B districts
- Remapped RD-B (50’ min width) and RD-C (25’ min width) to minimize lot splits
- Stipulated corner lots shall only be subdivided along primary streets

Preservation bonus



PRIMARY STREET

2 DU
1 ADU

2 DU

2 DU
1 ADU

1 DU
2 ADU

1 DU
1 ADU

1 DU
1 ADU

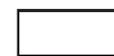
1 DU



Preservation bonus

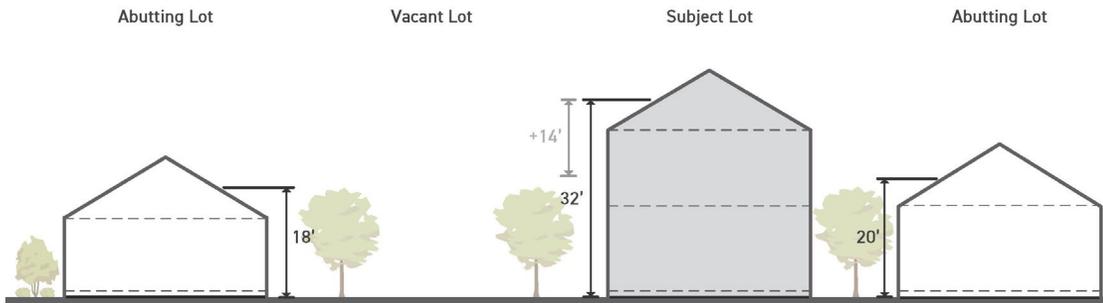


Existing structure

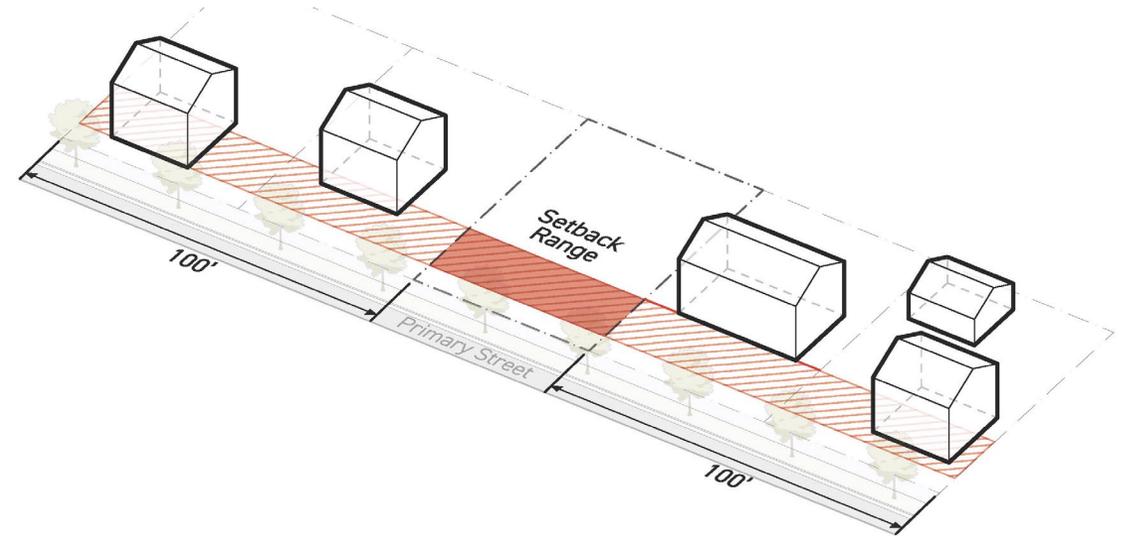


New structure

Contextual heights and setbacks



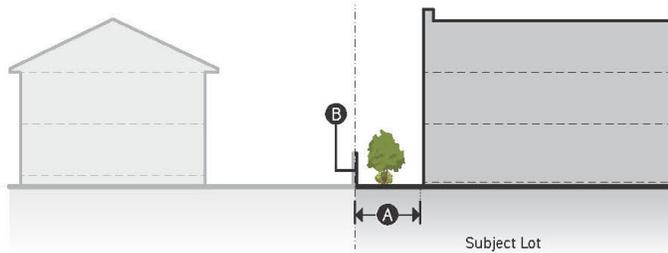
The maximum height of a building or structure cannot be more than 14 feet taller than the shortest principal structure on the 2 abutting lots along the same block face.



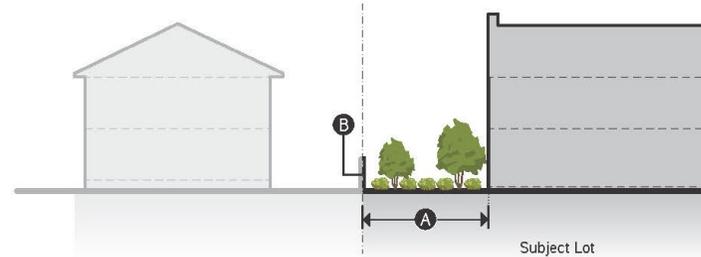
The primary street setback must be no closer than the smallest setback and no further than the largest setback within 100 feet in either direction along the block face.

Transition standards

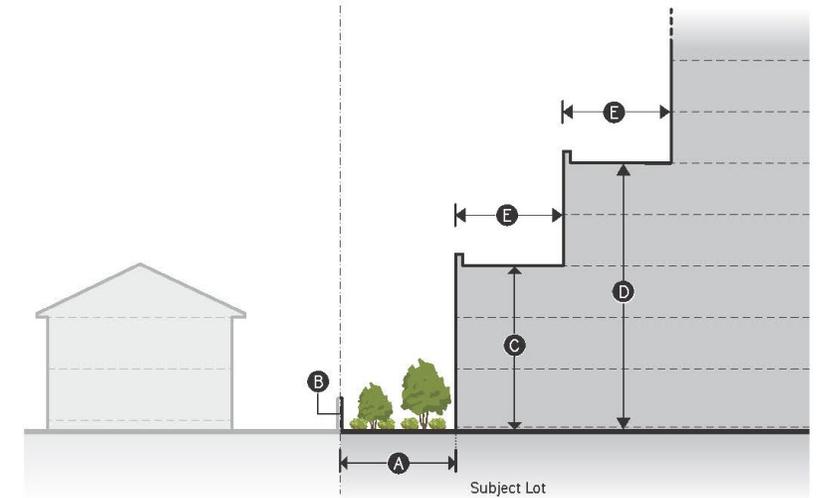
TYPE A



TYPE B

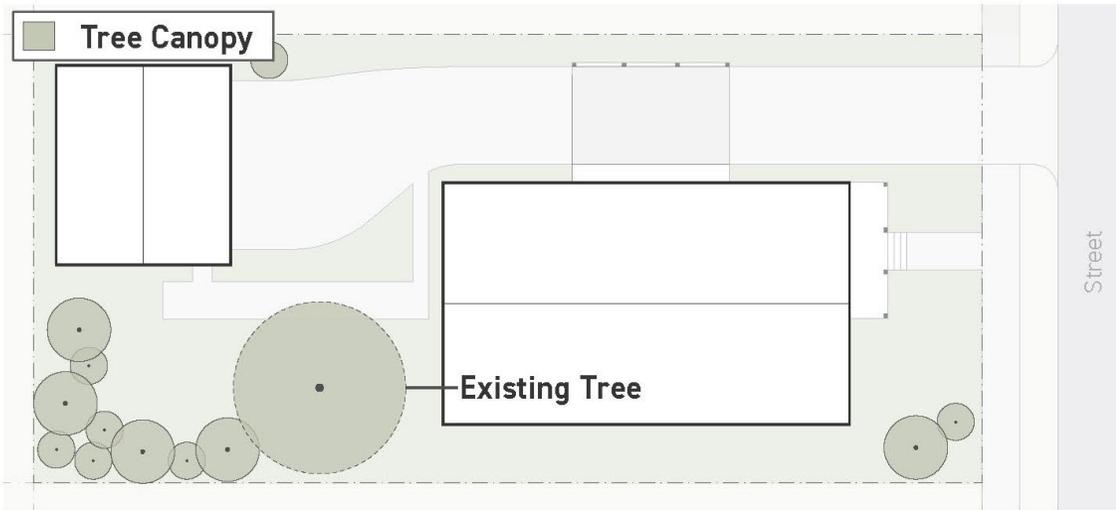


TYPE C



- **Intent:** To encourage development to be sensitive to its neighbors, we reduce architectural mass by requiring setbacks and step-backs
- Standards depend on the disparity between the adjacent zoning districts (e.g. maximum height and intensity of uses) and the presence of alleys

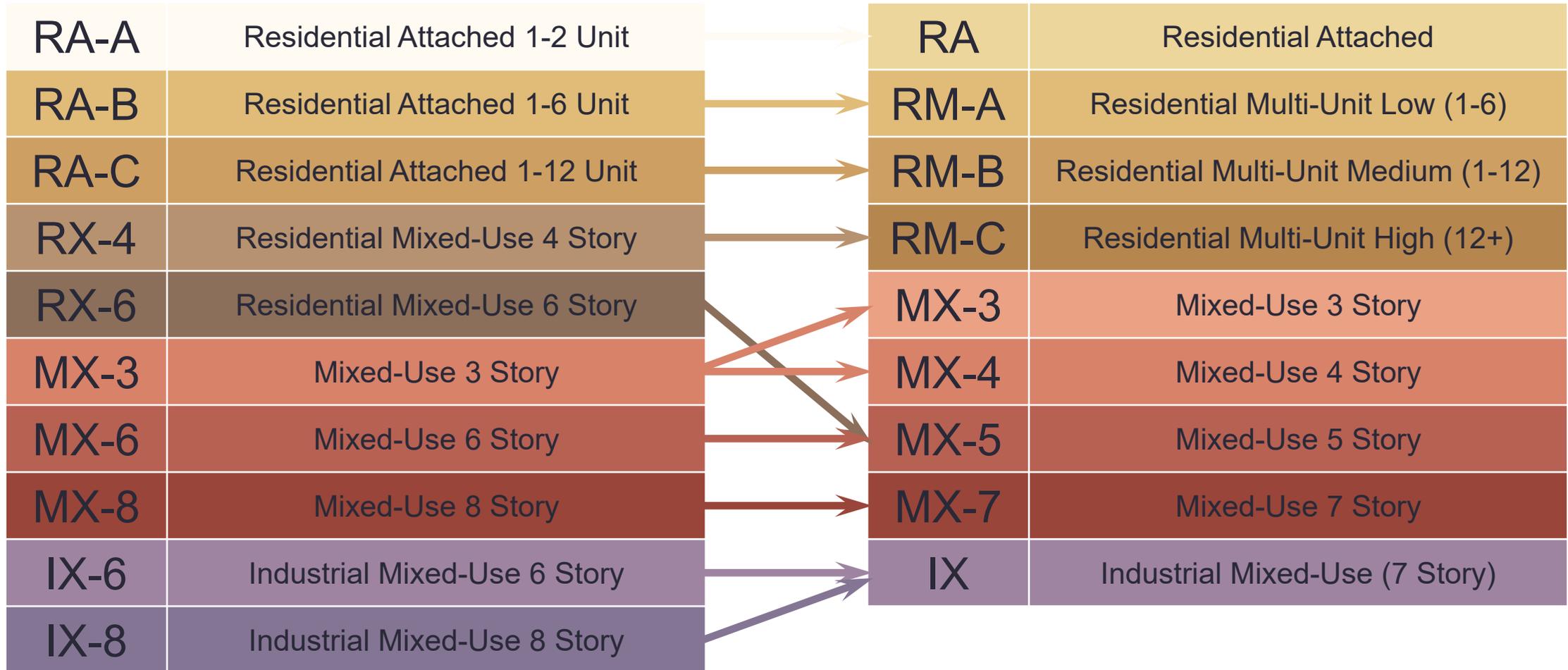
Tree canopy standards



	BASE REQUIRED CANOPY	PRESERVING EXISTING TREES
RD-A	20%	18%
RD-B	15%	13%
Other	10%	8%

- **Intent:** help control stormwater runoff and soil erosion, improve air quality, reduce the heat island effect, and enhance aesthetic qualities across the City
- For existing trees to count, they must be at least 6-inches in diameter

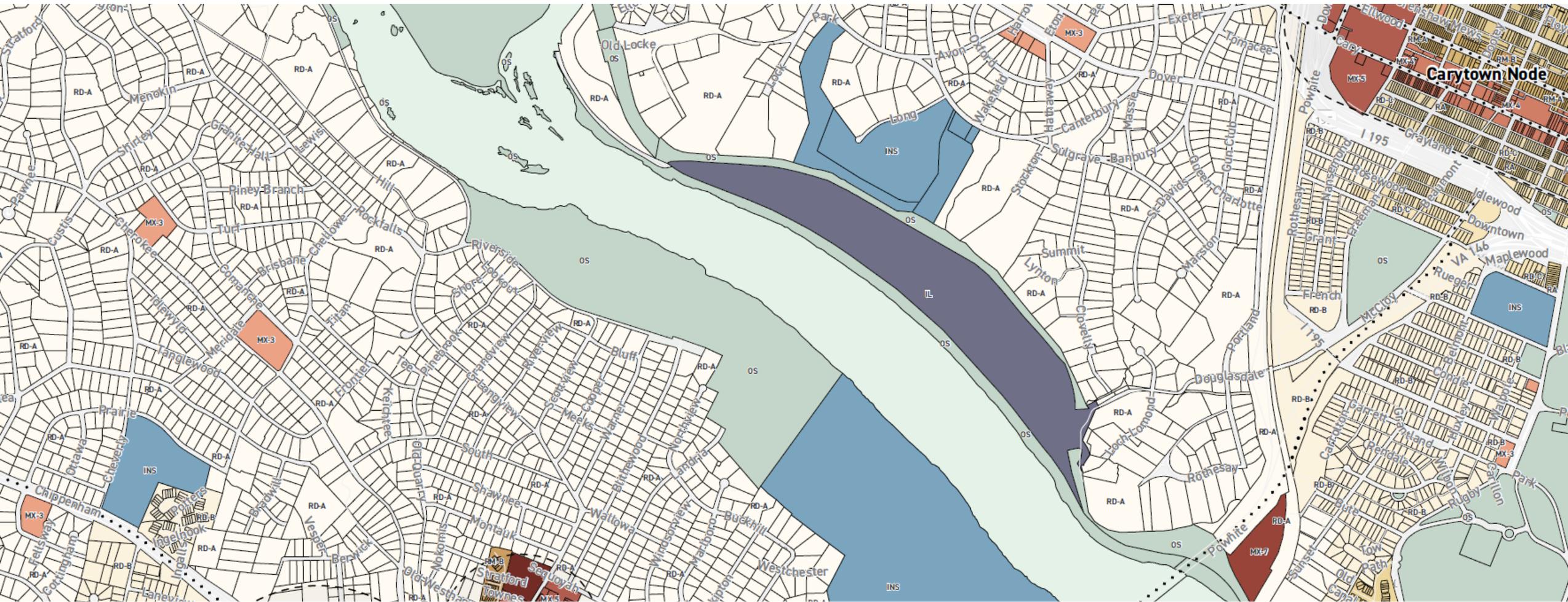
Zoning districts



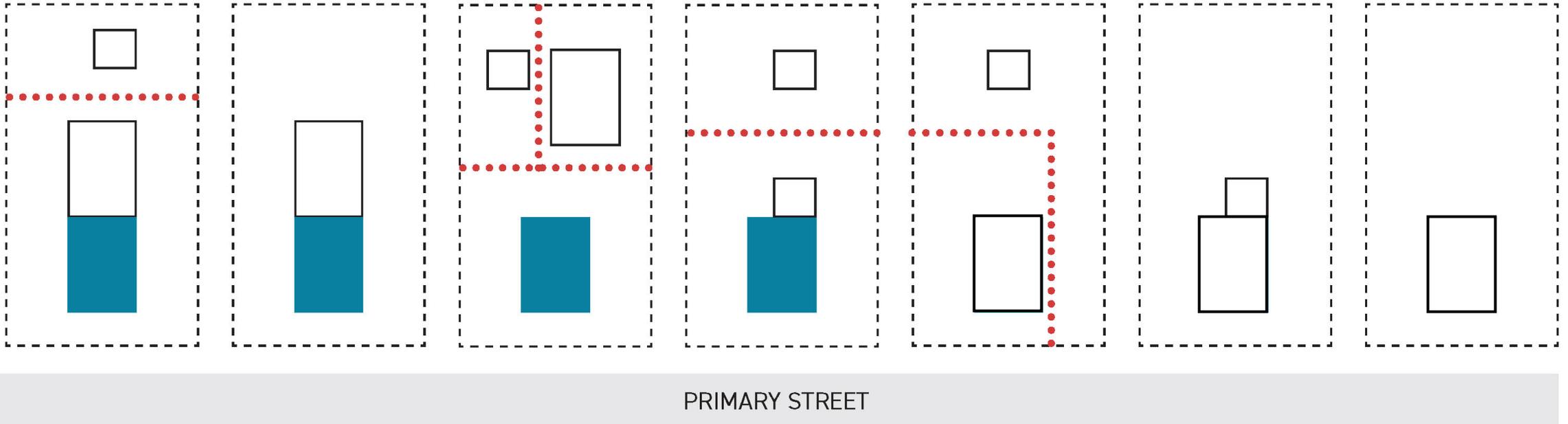
Mixing uses at the proper scale

Use Category Specific Use	RESIDENTIAL							MIXED USE						COMMERCIAL & INDUSTRIAL				INSTITUTIONAL & OPEN SPACE			
	RC	RD-A	RD-B	RD-C	RA	RM-A	RM-B	RM-C	MX-3	MX-4	MX-5	MX-7	MX-13	MX-U	CG	IX	IL	IH	INS	CEM	OS
Food and Beverage (3.3.4.D)																					
General food beverage																					
0-1,500 SF	-	C*	C*	C*	C*	P*	P*	P*	P	P	P	P	P	P	P	P	P	-	-	-	-
1,501-3,000 SF	-	C*	C*	C*	C*	C*	C*	P*	P	P	P	P	P	P	P	P	P	-	-	-	-
3,000+ SF	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-
Microbrewery, small distillery/winery	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-
Lodging (3.3.4.E)																					
General lodging	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-
Medical (3.3.4.F)																					
General medical																					
0-1,500 SF	-	C*	C*	C*	C*	P*	P*	P*	P	P	P	P	P	P	P	P	P	-	P	-	-
1,501-3,000 SF	-	C*	C*	C*	C*	C*	C*	P*	P	P	P	P	P	P	P	P	P	-	P	-	-

Institutions, churches, and places of worship



Sublots



- **Intent:** allow fee-simple sale of units to increase ownership opportunities
- All structures on a lot are required to follow district standards
- Setbacks, building coverage, lot width standards apply to the “master” lot

rva.gov/coderefresh

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