



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

# *Richmond 300: Code Refresh*

## Zoning Ordinance Rewrite



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TUESDAY, 20 FEBRUARY 2024

# Purpose



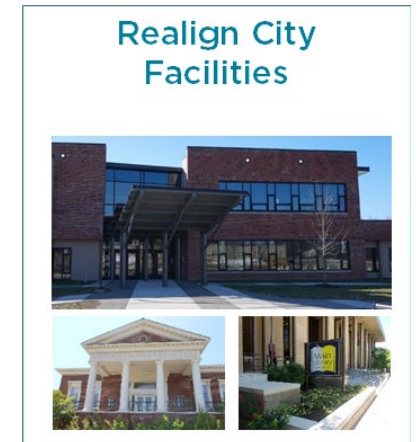
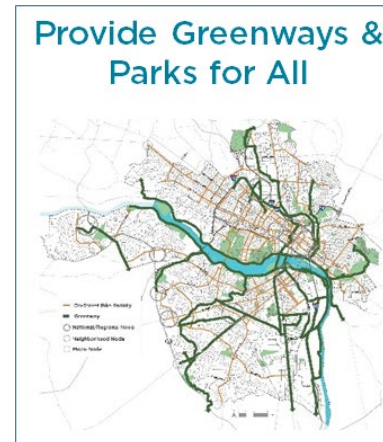
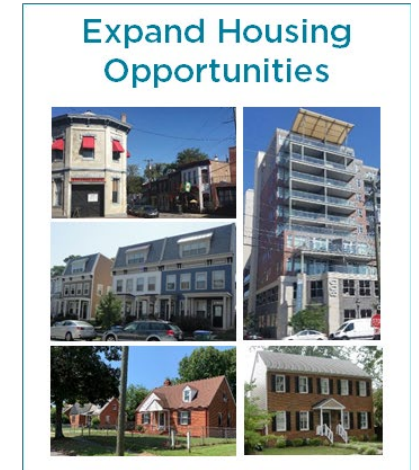
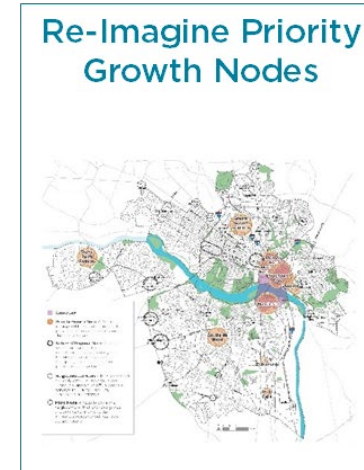
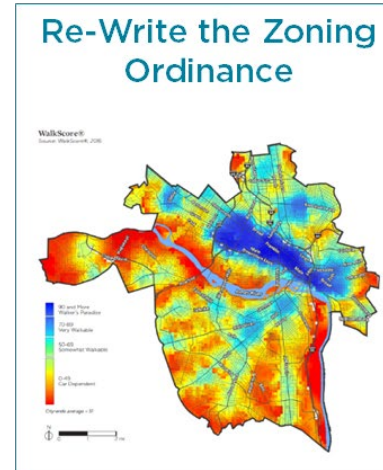
# What is zoning?

Chapter 30 of City Code that regulates...

what you build,  
where you build it,  
how it looks, and  
how you may use it.

# Why rewrite the zoning ordinance?

**Re-Write the Zoning Ordinance:** Direct growth to appropriate areas while maintaining existing neighborhoods as well as creating new authentic neighborhoods adjacent to enhanced transit



# Why rewrite the zoning ordinance?

many provisions within the current (1976) ordinance prohibit by-right development that aligns with current economic conditions, social preferences, and environmental realities

we have a troubling – and often untold – history of using exclusionary zoning to further segregation which has resulted in great disparities among our residents

the last two decades have seen a resurgence of residents and an increase in demographic diversity across the city

# Why rewrite the zoning ordinance?

we annexed large amounts of land that were developed in an auto-dependent, suburban manner with infrastructure that is well past its primary life expectancy

we should use our 62½ square miles in the most effective, efficient, equitable, and resilient manner possible, as we are prohibited from annexing any land to grow

we are in a national housing crisis, where many people cannot find or afford a place to live in the City

# What will the new zoning ordinance do?

1.1.a.

1.1.b.

1.1.c.

3.2.a.

4.1.a.

4.3.c.

8.3.e.

9.6.e.

11.1.a.

11.4.a.

14.2.d.

14.2.g.

14.5.

14.5.b.

14.5.c.

14.9.h.

15.3.a.ii.

15.3.g.

16.4.a.

17.1.b.

17.2.f.

17.2.i.

17.3.f.

17.4.b.

# What will the new zoning ordinance do?

- allow for neighborhoods to evolve without losing their sense of place and order
- permit a greater range of dwelling units and residential housing types in the same structure, parcel, or district
- permit a greater range of compatible residential, commercial, or industrial uses in the same structure, parcel, or district
- better align the maximum development potential of a parcel with the capacity of transportation and utility infrastructure



# What will the new zoning ordinance do?

appropriately regulate the placement of structures on parcels  
to prioritize safer movement of pedestrians over vehicles

respect our most significant archaeological, architectural,  
historical, cultural, and natural resources

emphasize the personality, character, and identity of our  
unique neighborhoods, districts, and corridors

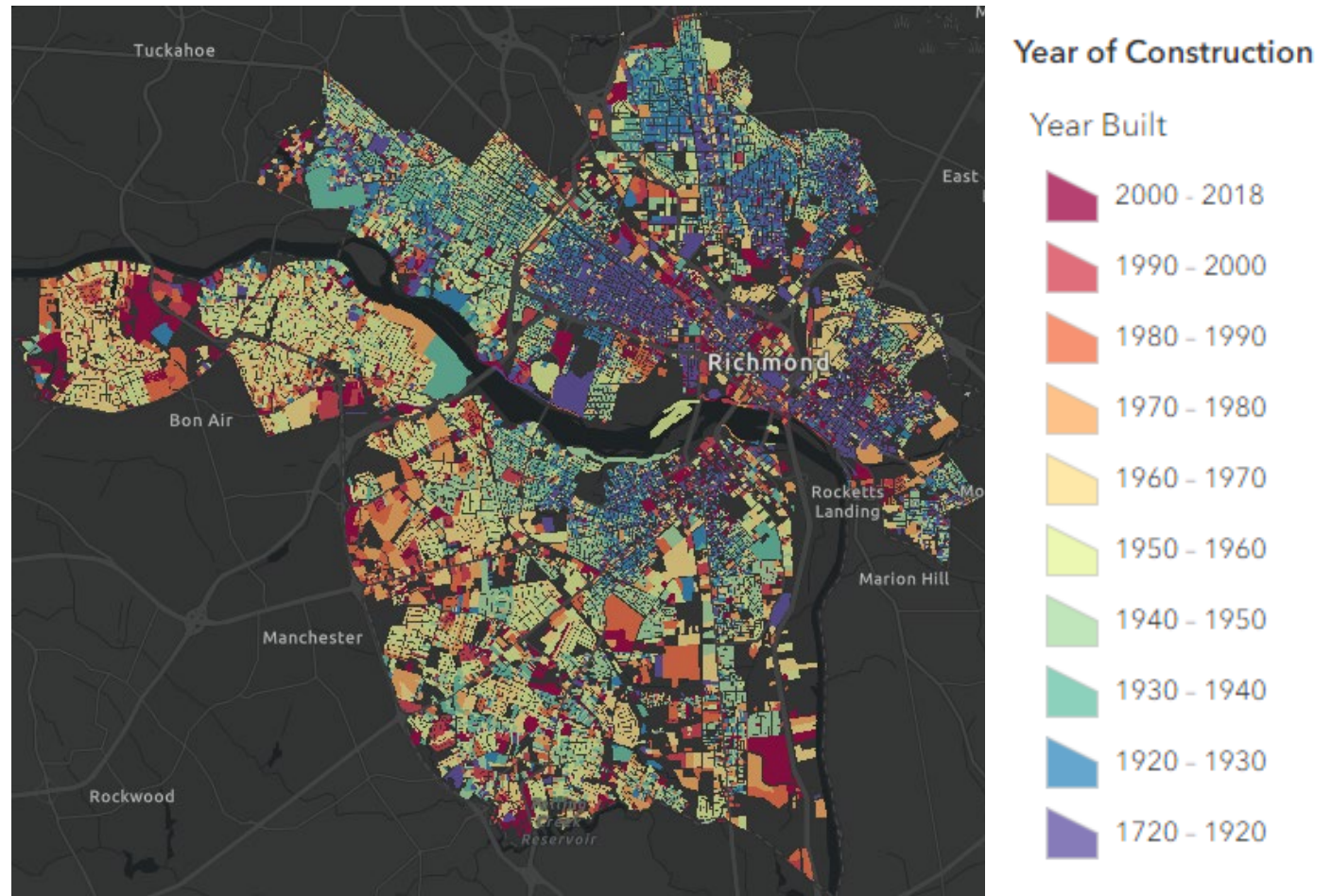
be written a manner that allows all individuals to understand  
what they can do with their property and how

# Process



# 1. Create a citywide development pattern book

Analyze, classify, and map neighborhoods according to defining elements of the built environment.



# 2. Build a framework for a new zoning ordinance

Develop a statement of purpose and intent, outline and organize specific divisions and sections, and specify general regulations, policies, processes, and procedures.

**Corridor:** a lineal geographic system incorporating transportation and/or Greenway trajectories. A transportation Corridor may be a lineal Transect Zone.

**Cottage:** an Edgeward building type. A single-family dwelling, on a regular Lot, often shared with an Accessory Building in the back yard.

**Courtyard Building:** a building that occupies the boundaries of its Lot while internally defining one or more private patios. *See Table 9.*

**Curb:** the edge of the vehicular pavement that may be raised or flush to a Swale. It usually incorporates the drainage system. *See Table 4A and Table 4B.*

**DDC:** Development and Design Center.

**Density:** the number of dwelling units within a standard measure of land area.

**Design Speed:** is the velocity at which a Thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Design Speed. *See Table 3A.*

**Developable Areas:** lands other than those in the O-1 Preserved Open Sector.

**Development and Design Center (DDC):** A component of the Planning Office assigned to advise on the use of this Code and to aid in the design of the Communities and buildings based on it.

**Disposition:** the placement of a building on its Lot. *See Table 9 and Table 17.*

# 3. Build a framework for new zoning districts

Each zoning district should be built from the same template to better compare differences among them.

## I. BUILDING FUNCTION (see Table 10 & Table 12)

Residential	open use
Lodging	open use
Office	open use
Retail	open use

## k. BUILDING CONFIGURATION (see Table 8)

Principal Building	5 stories max. 2 min.
Outbuilding	2 stories max.

## f. LOT OCCUPATION (see Table 14f)

Lot Width	18 ft min 180 ft max
Lot Coverage	80% max

## i. BUILDING DISPOSITION (see Table 9)

Edgeyard	not permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

## g. SETBACKS - PRINCIPAL BUILDING (see Table 14g)

(g.1) Front Setback Principal	2 ft. min. 12 ft. max.
(g.2) Front Setback Secondary	2 ft. min. 12 ft. max.
(g.3) Side Setback	0 ft. min. 24 ft. max.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	80% min at setback

## h. SETBACKS - OUTBUILDING (see Table 14h)

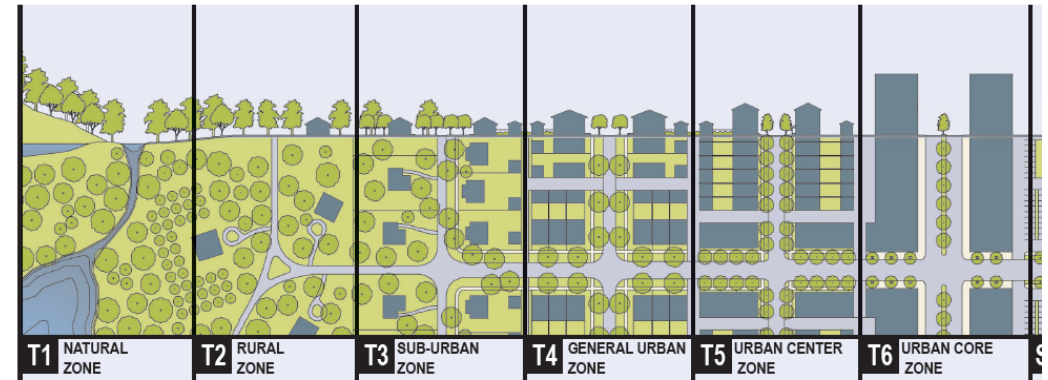
(h.1) Front Setback	40 ft. max. from rear prop.
(h.2) Side Setback	0 ft. min. or 2 ft at corner
(h.3) Rear Setback	3 ft. max.

## j. PRIVATE FRONTAGES (see Table 7)

Common Lawn	not permitted
Porch & Fence	not permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	permitted

# 4. Draft the new zoning ordinance

Determine an appropriate number of zoning districts based on significant differences on complexity, intensity and density and calibrate each one with specific, technical, measurable regulations.



a. ALLOCATION OF ZONES per Pedestrian Shed (applicable to Article 3 only)

	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	T6 URBAN CORE ZONE
CLD requires	no minimum	50% min	10 - 30%	20 - 40%	not permitted	not permitted
TND requires	no minimum	no minimum	10 - 30%	30 - 60 %	10 - 30%	not permitted
RCD requires	no minimum	no minimum	not permitted	10 - 30%	10 - 30%	40 - 80%

b. BASE RESIDENTIAL DENSITY (see Section 3.4)

	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	T6 URBAN CORE ZONE
By Right	not applicable	1 unit / 20 ac avg.	2 units / ac. gross	4 units / ac. gross	6 units / ac. gross	12 units / ac. gross
By TDR	by Variance	by Variance	6 units / ac. gross	12 units / ac. gross	24 units / ac. gross	96 units / ac. gross
Other Functions	by Variance	by Variance	10 - 20%	20 - 30%	30 - 50%	50 - 70%

c. BLOCK SIZE

	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	T6 URBAN CORE ZONE
Block Perimeter	no maximum	no maximum	3000 ft. max	2400 ft. max	2000 ft. max	2000 ft. max *

d. THOROUGHFARES (see Table 3 and Table 4)

	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	T6 URBAN CORE ZONE
HW	permitted	permitted	permitted	not permitted	not permitted	not permitted
BV	not permitted	not permitted	permitted	permitted	permitted	permitted
AV	not permitted	not permitted	permitted	permitted	permitted	permitted
CS	not permitted	not permitted	not permitted	not permitted	permitted	permitted
DR	not permitted	not permitted	permitted	permitted	permitted	permitted
ST	not permitted	not permitted	permitted	permitted	permitted	not permitted
RD	permitted	permitted	permitted	not permitted	not permitted	not permitted
Rear Lane	permitted	permitted	permitted	permitted	not permitted	not permitted
Rear Alley	not permitted	not permitted	permitted	required	required	required
Path	permitted	permitted	permitted	permitted	not permitted	not permitted

# What is the timeline?

## 2024

[1] pattern book

[2] ordinance framework

[3] district framework

## 2025

[4] draft and map

# People



# Who will be managing this project?

## CITY PLANNING COMMISSION

ADVISORY COUNCIL

PLANNING & DEVELOPMENT REVIEW

## CODE STUDIO

UTILE  
pattern book

CODE STUDIO  
framework and districts

BRICK & STORY  
AVID CORE  
engagement

UTILE  
drafting and  
mapping support

HARRELL &  
CHAMBLISS  
legal support

GOROVE SLADE  
FOURSQUARE ITP  
transportation

RKG  
economics

# Who will serve on the zoning advisory council?

an odd number of members, not to exceed seventeen (17)

no fewer than fourteen (14) shall be Richmond residents

two (2) members nominated by the City Planning  
Commission

one (1) by City Council

one (1) by the Board of Zoning Appeals

one (1) by the Mayor

# How can I become more involved?

apply to be a part of the zoning advisory council

<https://www.surveymonkey.com/r/ZACapp>

apply by Tuesday the 19<sup>th</sup> of March

paper copies available libraries and community centers

participate in a working group

participate in community engagement sessions

participate in public hearings



# Questions and discussion