



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review

Land Use Administration Division

900 E. Broad Street, Room 511

Richmond, Virginia 23219

(804) 646-6304

<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

**Project Name/Location**

Property Address: \_\_\_\_\_ Date: \_\_\_\_\_

Parcel I.D. #: \_\_\_\_\_ Fee: \_\_\_\_\_

Total area of affected site in acres: \_\_\_\_\_

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: \_\_\_\_\_

Richmond 300 Land Use Designation: \_\_\_\_\_

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)

Two new single-family detached dwellings on the currently vacant parcel

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_(\_\_\_\_\_) \_\_\_\_\_ Fax: \_(\_\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner:** \_\_\_\_\_

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: \_(\_\_\_\_\_) \_\_\_\_\_ Fax: \_(\_\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

**Property Owner Signature:** \_\_\_\_\_

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

# APPLICANT'S REPORT

*July 20<sup>th</sup>, 2023*

*Special Use Permit Request  
1906 Wood Street, Richmond, Virginia  
Map Reference Number: E010-0910/033*

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Submitted to:	<b>City of Richmond</b> Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	<b>Baker Development Resources</b> 530 East Main Street, Suite 730 Richmond, Virginia 23219

## Introduction

The property owner is requesting a special use permit (the "SUP") for 1906 Wood Street (the "Property"). The SUP would authorize the division of the Property in order to construct two single-family detached dwellings. While the single-family detached use is permitted by the underlying R-5 Single-Family Residential zoning district, some of the R-5 feature requirements cannot be met, and therefore, a SUP is required.

## Existing Conditions

### SITE DESCRIPTION AND EXISTING LAND USE

The subject property is located on the north side of Wood Street between Mecklenburg Street to the west and Lebanon Street to the east. The Property is referenced by the City Assessor as tax parcel E010-0910/033 and is currently undeveloped. The Property is approximately 69 feet in width by 155 feet in depth, containing roughly 10,695 square feet of lot area. Access is provided at the rear by means of a east-west alley.



The properties in the immediate vicinity are developed with a mix of uses. Single-family dwellings, of a range of heights and materials, are the most common use. A range of other uses can also be found nearby including properties managed by the Richmond Redevelopment and Housing Authority, Department of Public Works, and Behavioral health Authority.

## **EXISTING ZONING**

The Property in the block and to the east are zoned R-5 Single-Family Residential. To the north and south are properties located within the R-53 Multifamily Residential District. To the west lie properties within the M-2 Heavy Industrial District.

## **MASTER PLAN DESIGNATION**

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. The Master Plan describes this land use designation as "existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses." Recommended development styles are described as featuring "a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Single-family, two-family, and small multi-family buildings are contemplated as the primary uses in these areas."

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request:

- Page 109 (Equitable Transportation Chapter), Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
  - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
  - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to "Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance."
- Page 155 (Inclusive Housing Chapter), Objective 14.8 to "Develop inclusionary and equitable housing options for our gentrifying neighborhoods to prevent involuntary displacement."
- Page 159 (Thriving Environment Chapter) Objective 15.1 to "Reduce air pollution related to transportation."

- a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to “maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards.”
- Page 100 (High Quality Places Chapter), Objective 4.1, to “create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City,” as the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

## **TRANSPORTATION**

The Property is located near the Mecklenburg & Wood GRTC bus stop which is serviced by the 5 bus line and provides connection to the west toward Downtown and on toward Carytown.

# **Proposal**

## **PROJECT SUMMARY**

The proposed development includes the division of the parcel and the construction of two single-family detached dwellings on the newly created lot.

## **PURPOSE OF REQUEST**

The Property is 69 feet wide, contains roughly 10,695 square feet of lot area, and is currently vacant. The owner is proposing to construct two new single-family detached dwellings. While the proposed lot widths of 34.5 feet and lot areas of 5,347 square feet are consistent with existing lots in the area, they do not meet the lot area and width requirements prescribed by the underlying R-5 zoning district and therefore, a special use permit is required.

In exchange for the SUP, the intent of this request is to ensure the development of two high-quality single-family dwellings. The overall project will remain respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. Also, the quality assurances conditioned through the SUP will guarantee a higher quality development and better neighborhood compatibility than might otherwise be guaranteed with a by right development.

## **PROJECT DETAILS**

When complete, the new single family detached dwellings would be two stories in height, contain 1,528 square feet of living area, and are intended to be consistent with the historic development pattern found throughout the neighborhood. The first floor would have a

primary bedroom, with en suite bath and walk-in closet, at the rear and the kitchen and living area at the front of the dwelling. A small second floor would contain two bedrooms and one bathroom in roughly 492 square feet of living area.

The proposed dwelling's massing and architectural style is designed to be compatible with nearby dwellings and is consistent with the historical homes found in the neighborhood. The exteriors would be clad in quality building materials including cementitious lap siding in order to ensure durability. A covered full-width front porch would engage the street and provide usable outdoor living space for future occupants. Off-street parking, accessible from the rear alley, would be provided for each dwelling.

## Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 114-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed special use permit for high-quality construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed special use permit will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation will create no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed special use permit will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

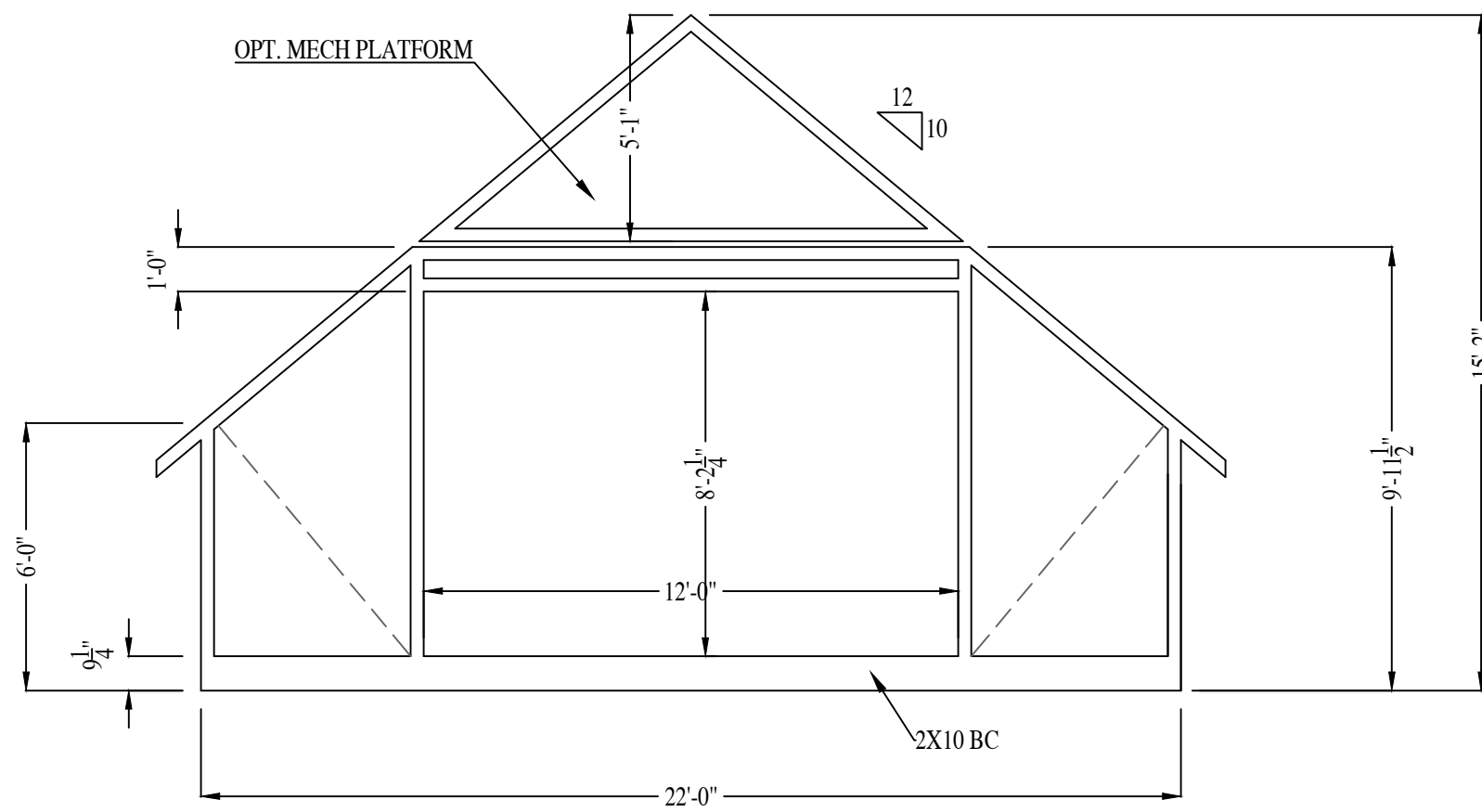
The special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

- ***Interfere with adequate light and air.***

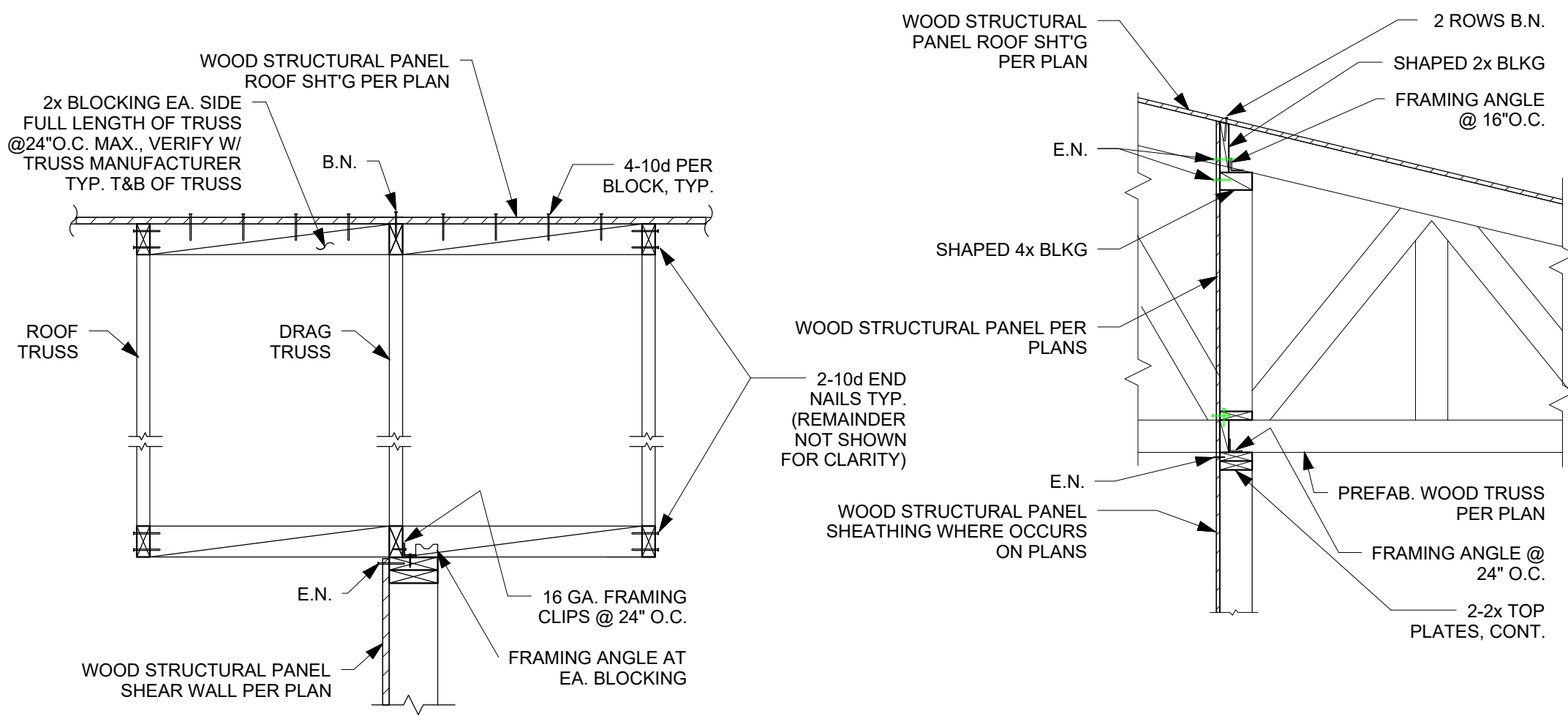
The proposed buildings are of compatible massing and spacing to the existing in the vicinity. Furthermore, the provision of a full-width front porches will provide additional usable outdoor space. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

## Summary

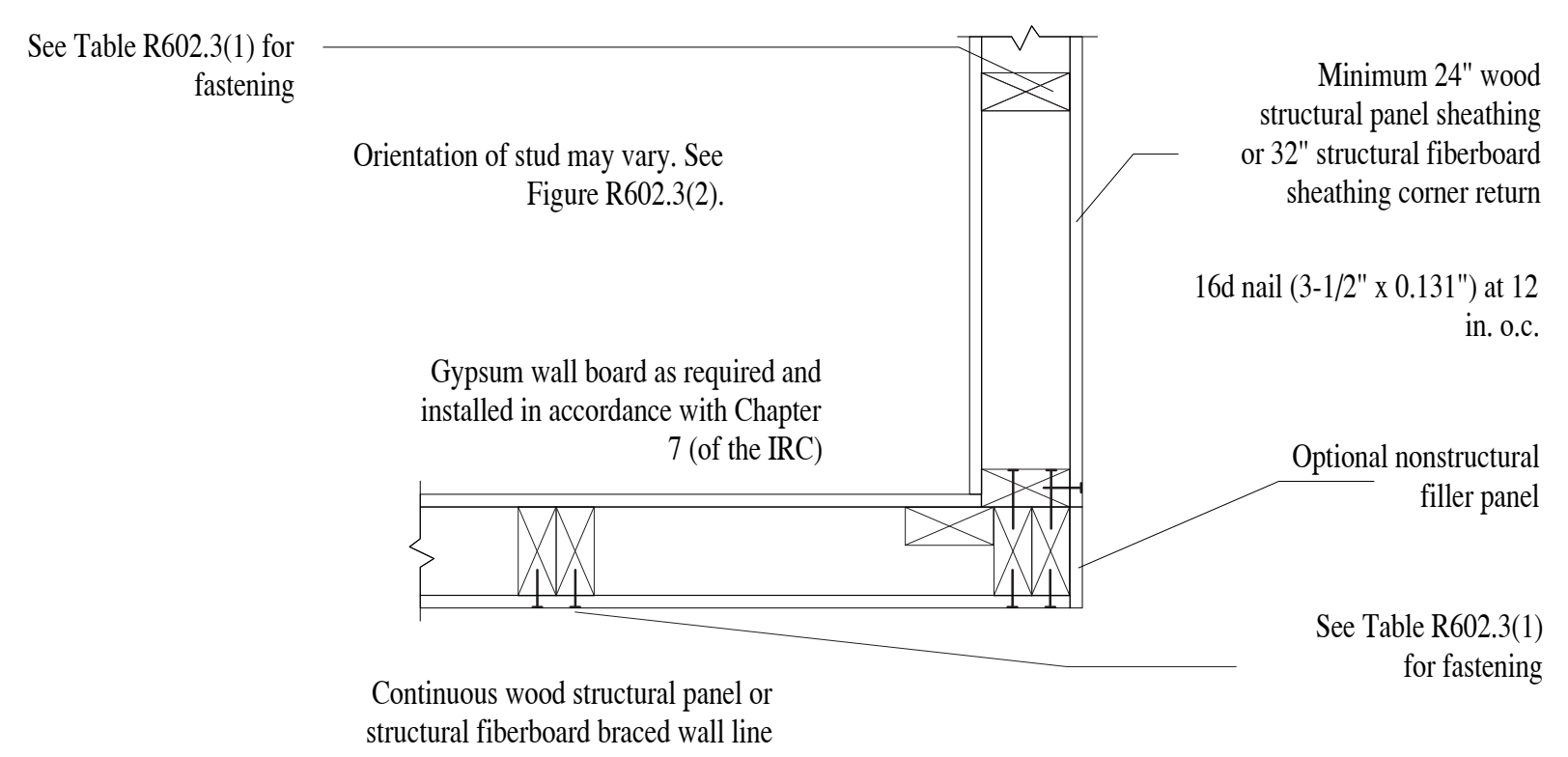
In summary we are enthusiastically seeking approval for the construction of the proposed single-family detached dwellings. The buildings have been thoughtfully designed to provide an appropriate, high-quality residence in the neighborhood. The request offers compatibility with the City's Master Plan in terms of use and would upgrade the Property while remaining respectful to the historic development pattern in the vicinity thereby remaining consistent with the predominant character of the area. The proposed development would help encourage a pedestrian friendly traditional streetscape in the block and contribute to the vibrancy of the block through the addition street life in the form of a street-oriented front porches. Finally, the quality assurances conditioned through the SUP would guarantee a higher quality development than might otherwise be developed by right.



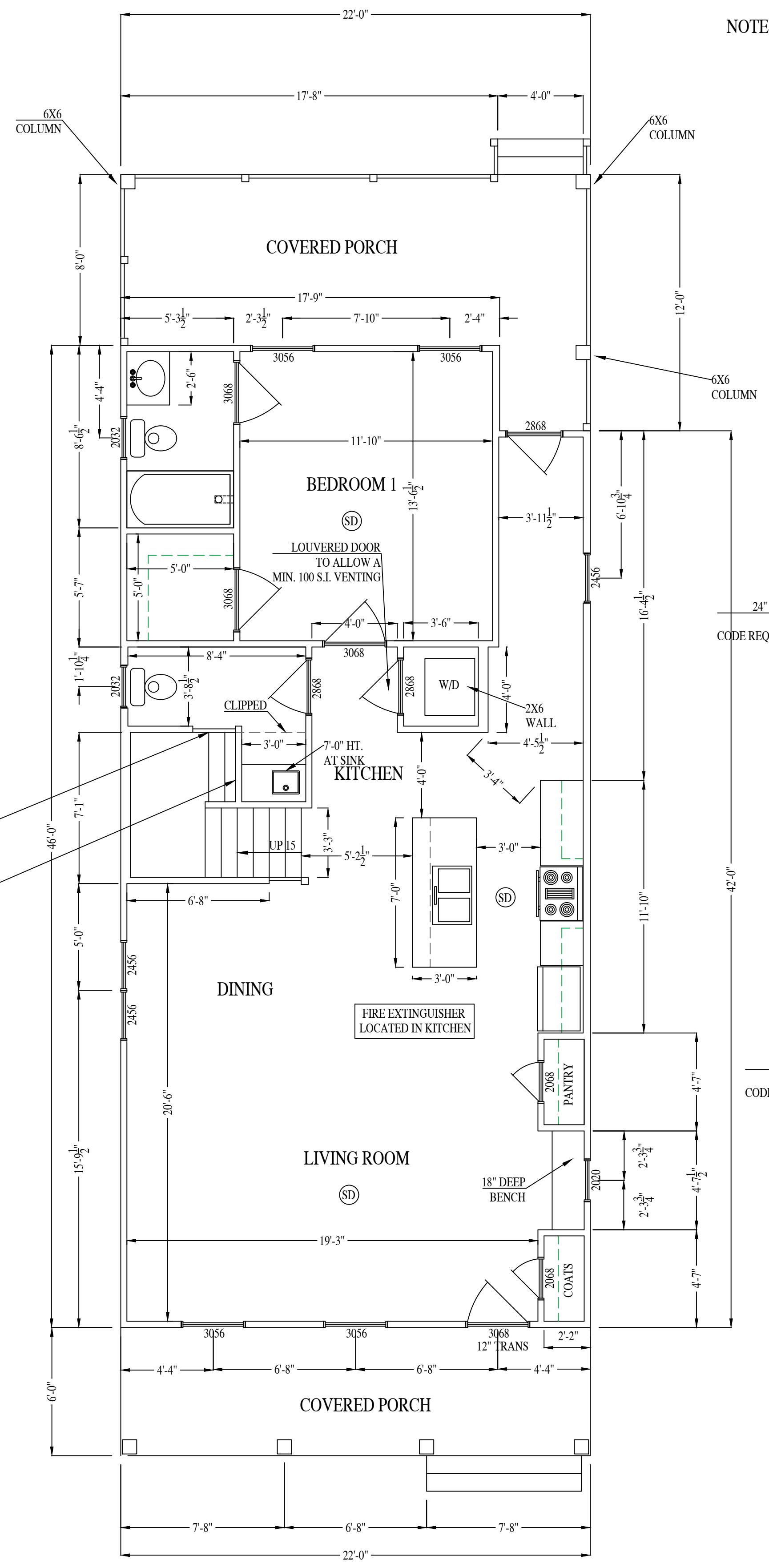
**ATTIC TRUSS SECTION**  
(SUBTRACT FOR SHEATHING)



**CORNER DETAIL**



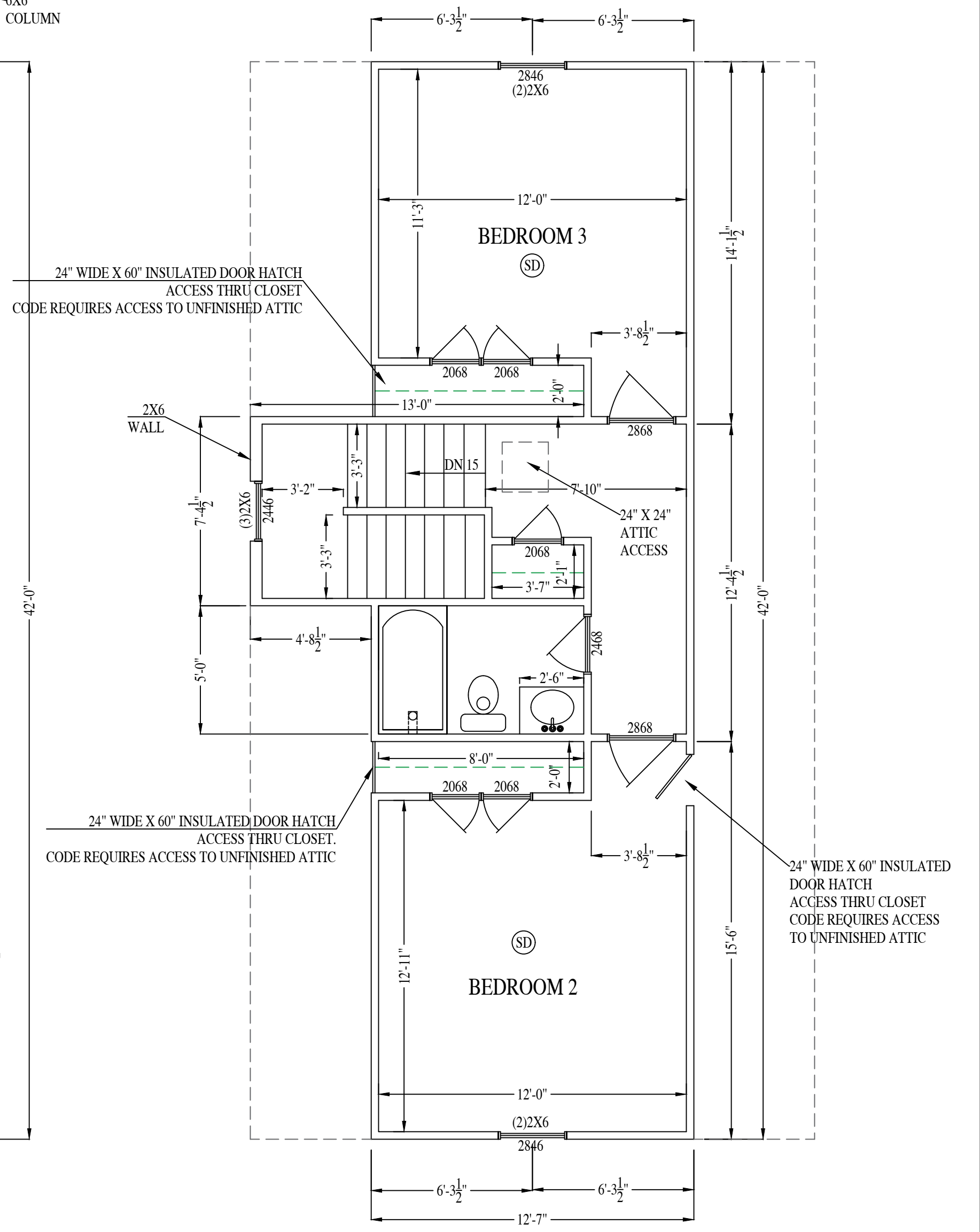
24" WIDE X 48" TALL  
ACCESS TO UNDERSIDE OF STAIRS  
DRYWALL UNDERNEATH



# FIRST FLOOR

1ST FLOOR HEATED SQ. FOOTAGE: 995 S.F.

NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.35  
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4



# SECOND FLOOR

2ND FLOOR HEATED SQ. FOOTAGE: 492 S.F.

1904 WOOD ST.

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

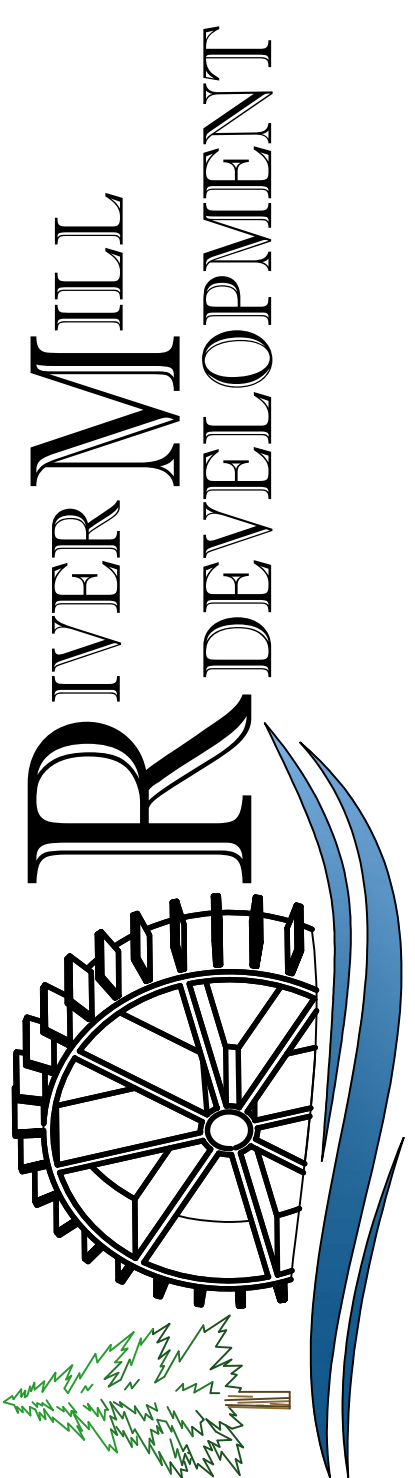
**REVISION NOTES**

DATE	START

SCALE:  
1/4" = 1'-0"

DATE:  
7-18-2023

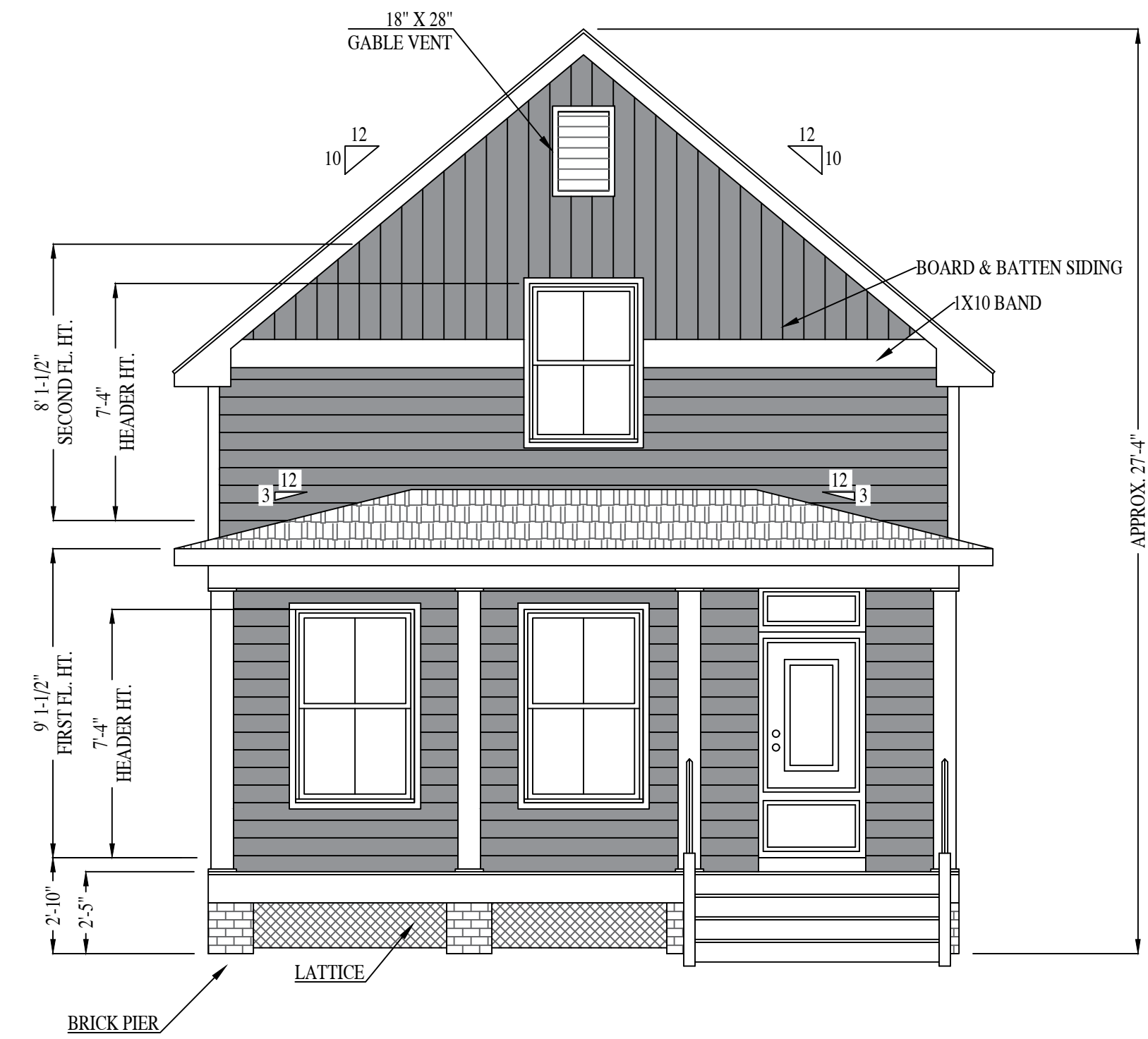
SHEET:  
A1.1



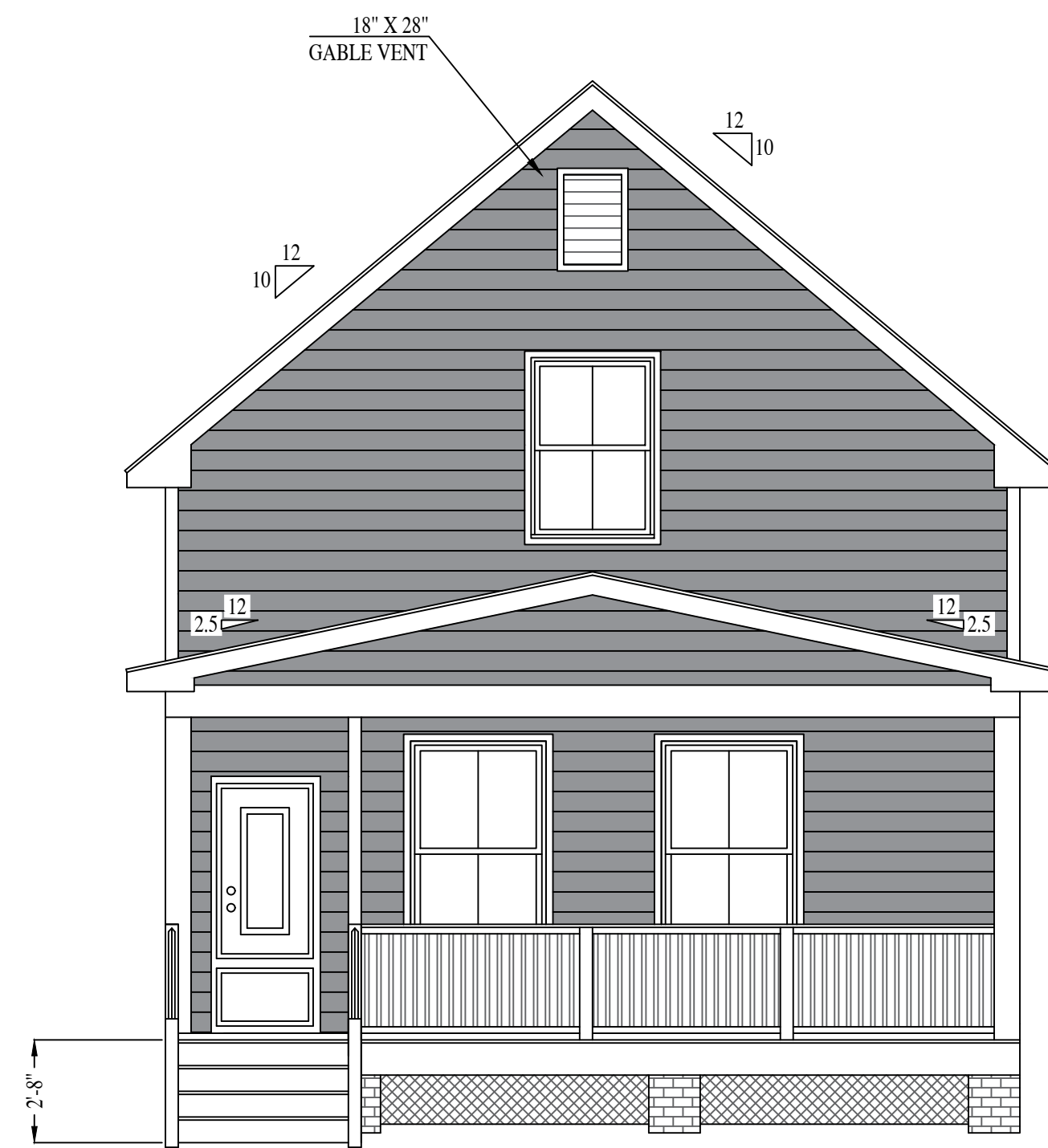




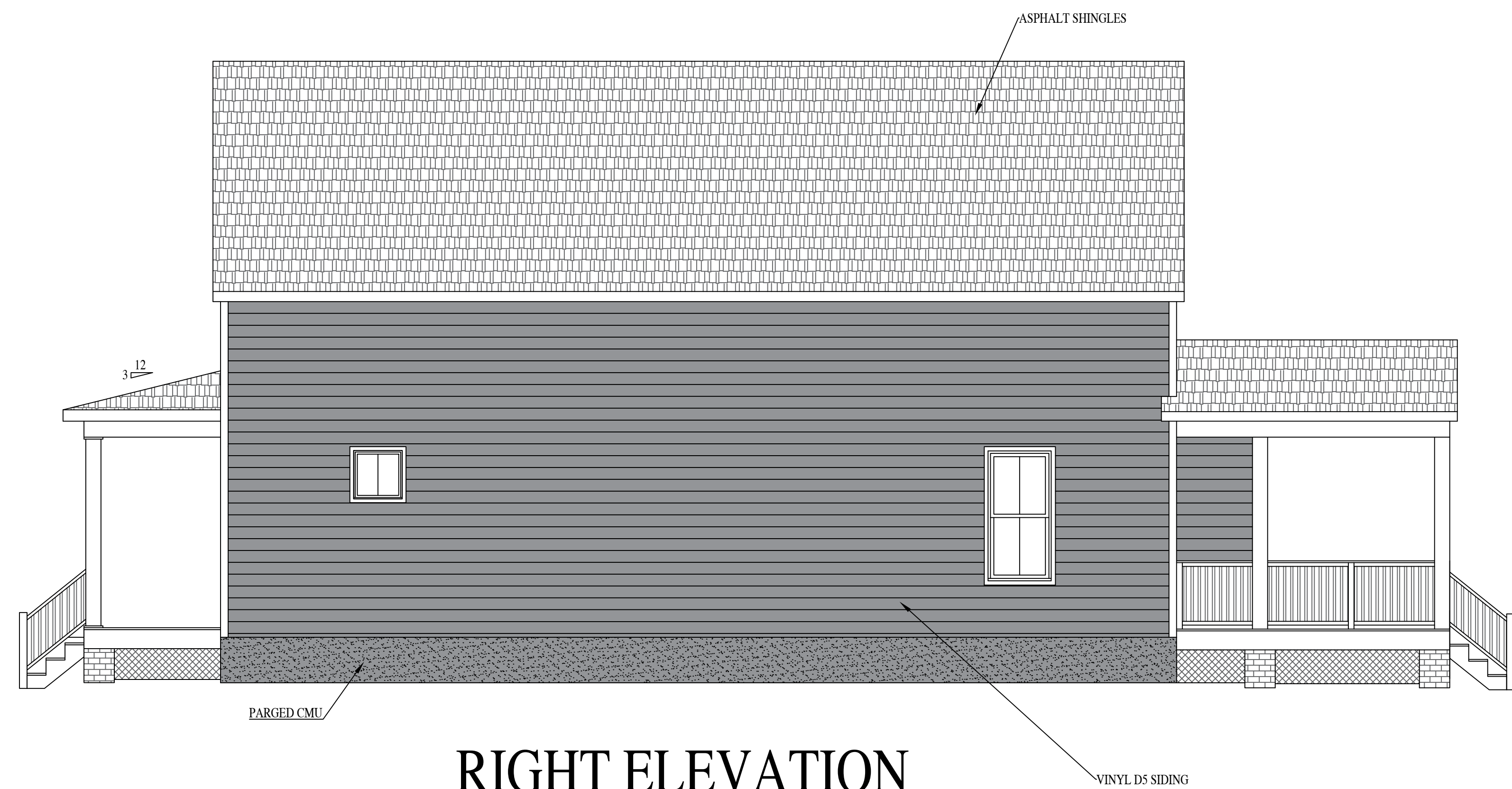
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

1904 WOOD ST.

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REVISION NOTES

DATE	START

SCALE:

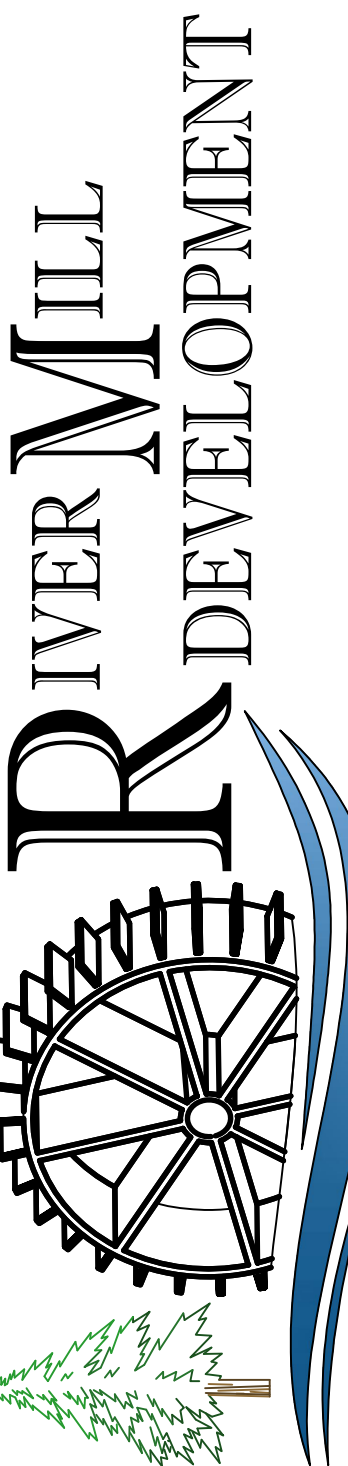
1/4" = 1'-0"

DATE:

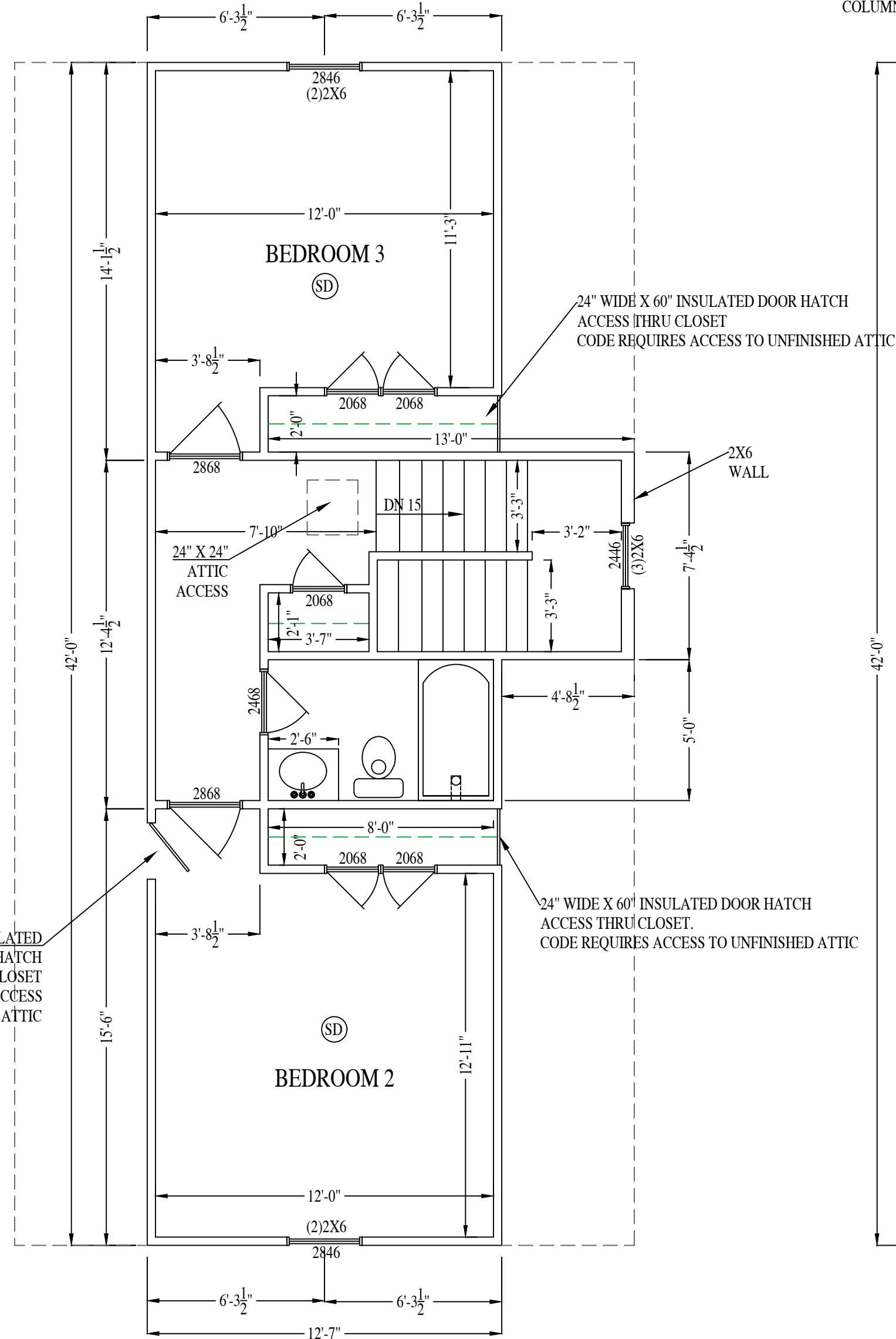
7-18-2023

SHEET:

A2.1

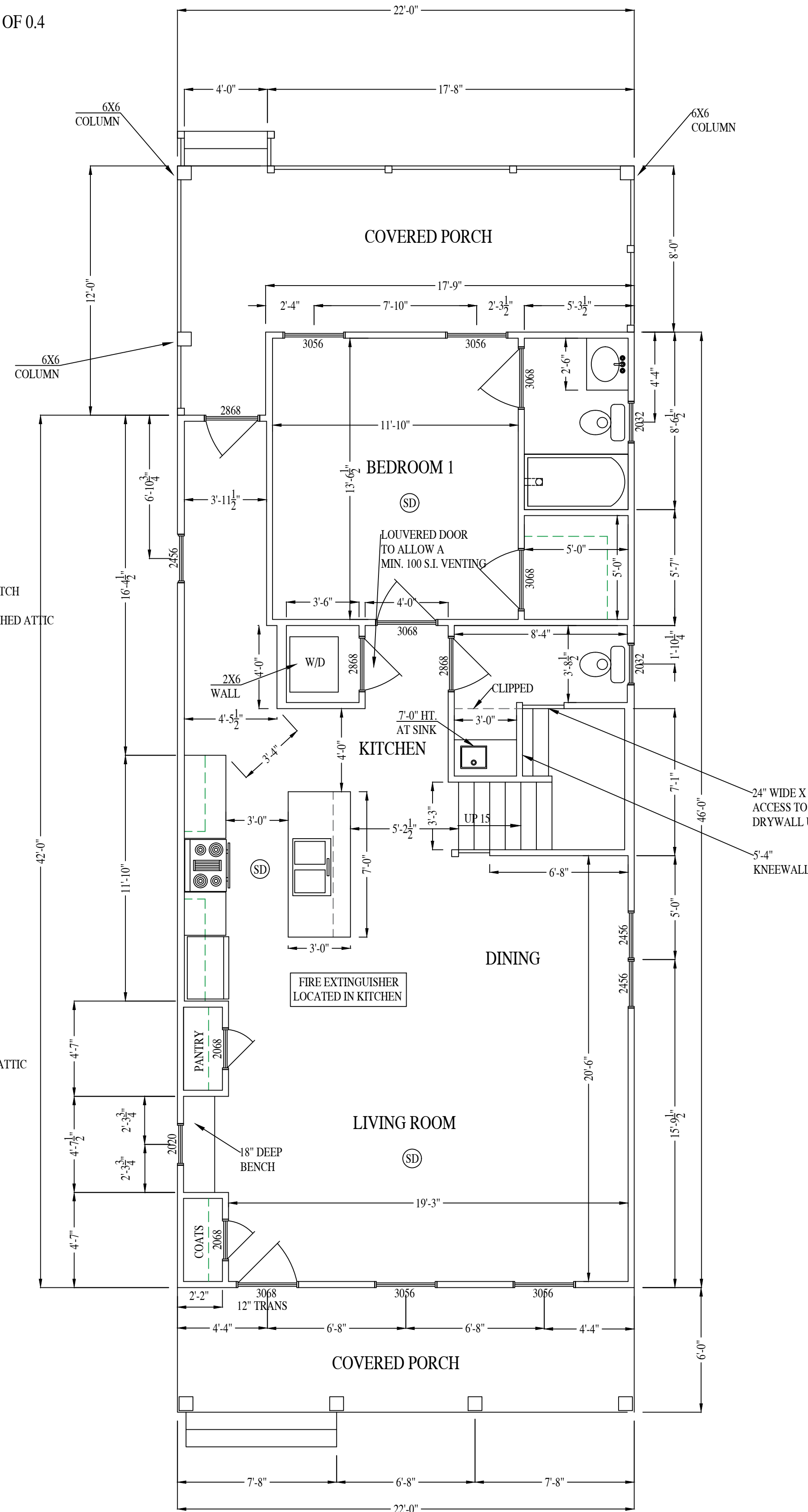


NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX U-FACTOR OF 0.35  
NOTE: DOOR & WINDOW GLAZING SHALL HAVE A MAX SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.4



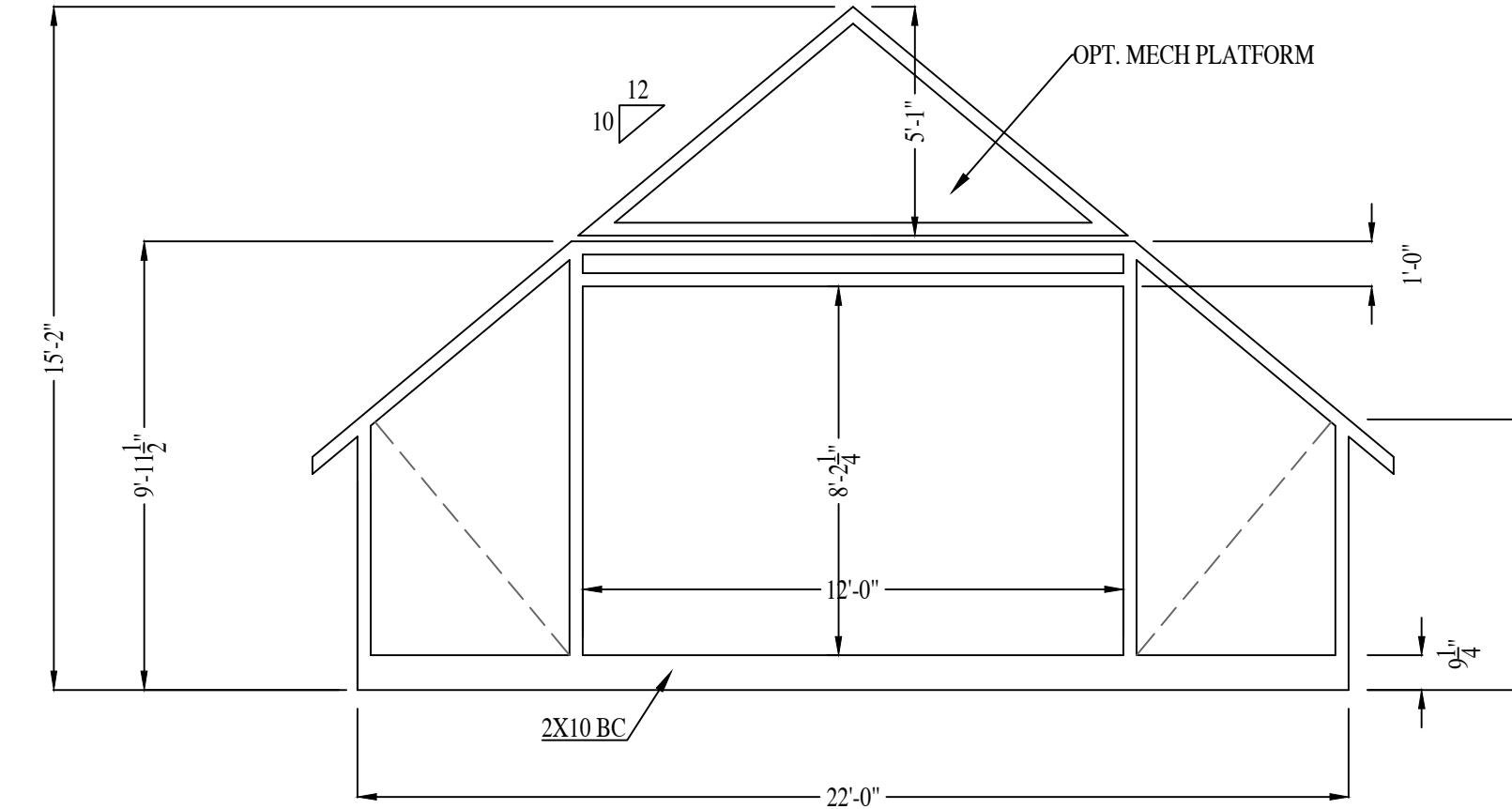
# SECOND FLOOR

2ND FLOOR HEATED SQ. FOOTAGE: 492 S.F.

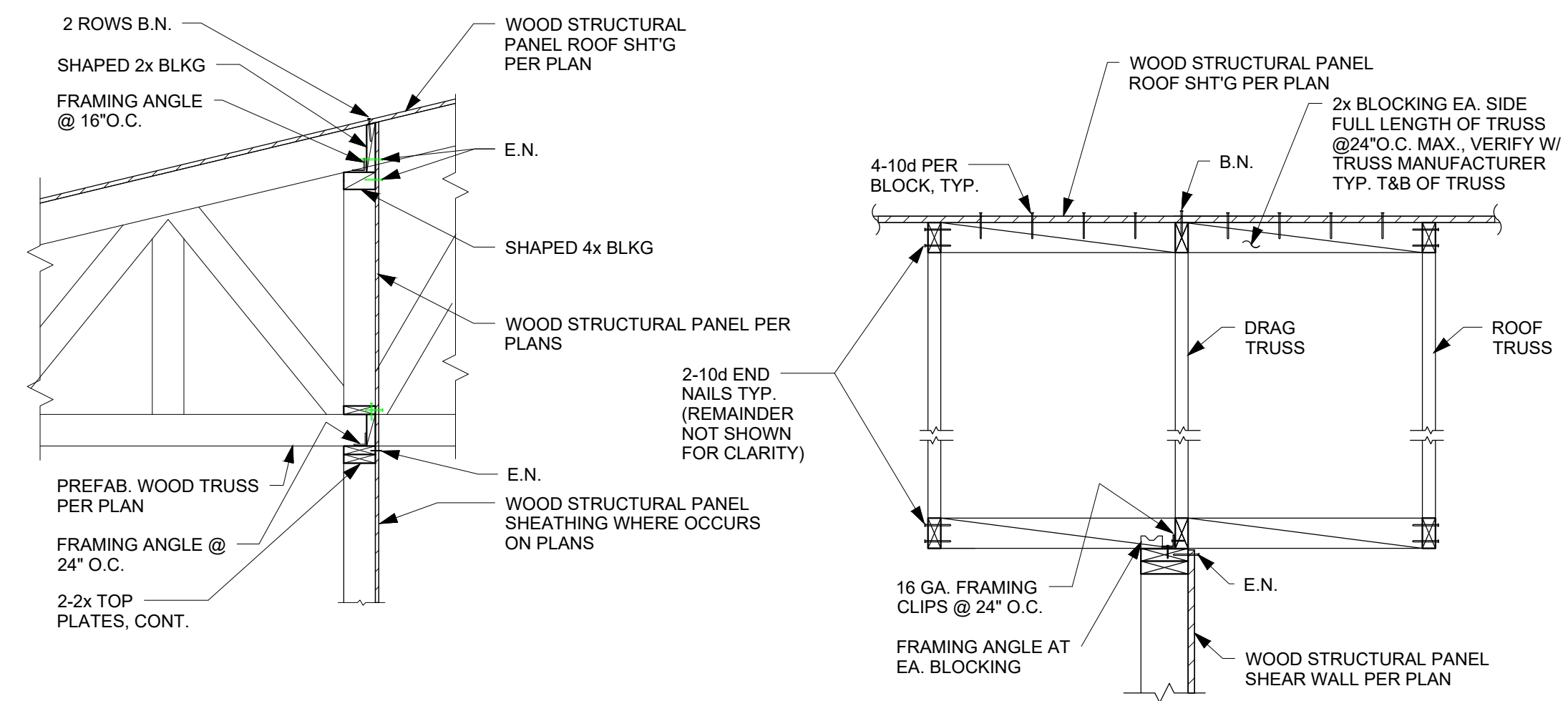


# FIRST FLOOR

1ST FLOOR HEATED SQ. FOOTAGE: 995 S.F.



**ATTIC TRUSS SECTION**  
(SUBTRACT FOR SHEATHING)



**CORNER DETAIL**

Minimum 24" wood structural panel sheathing or 32" structural fiberboard sheathing corner return

16d nail (3-1/2" x 0.131") at 12 in. o.c.

Optional nonstructural filler panel

See Table R602.3(1) for fastening

See Table R602.3(1) for fastening  
Orientation of stud may vary. See Figure R602.3(2).

Gypsum wall board as required and installed in accordance with Chapter 7 (of the IRC)

Continuous wood structural panel or structural fiberboard braced wall line

1906 WOOD ST.

**RIVER MILL DEVELOPMENT**  
RIVERMILLDEVELOPMENT@GMAIL.COM  
PHONE: (434) 774-4535

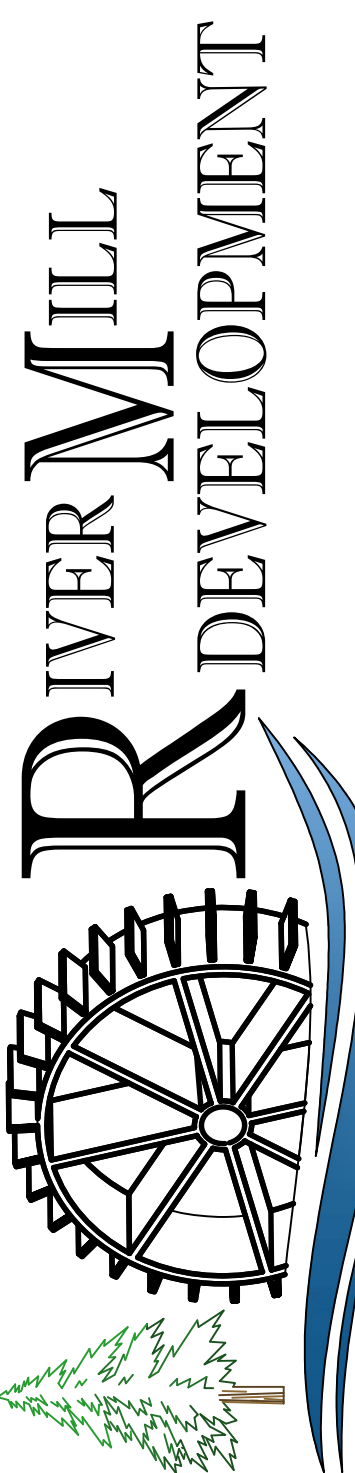
### REVISION NOTES

DATE	START

SCALE:  
1/4" = 1'-0"

DATE:  
7-18-2023

SHEET:  
A1.1



1906 WOOD ST.

**RIVER MILL DEVELOPMENT**  
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PHONE: (434) 774-4535

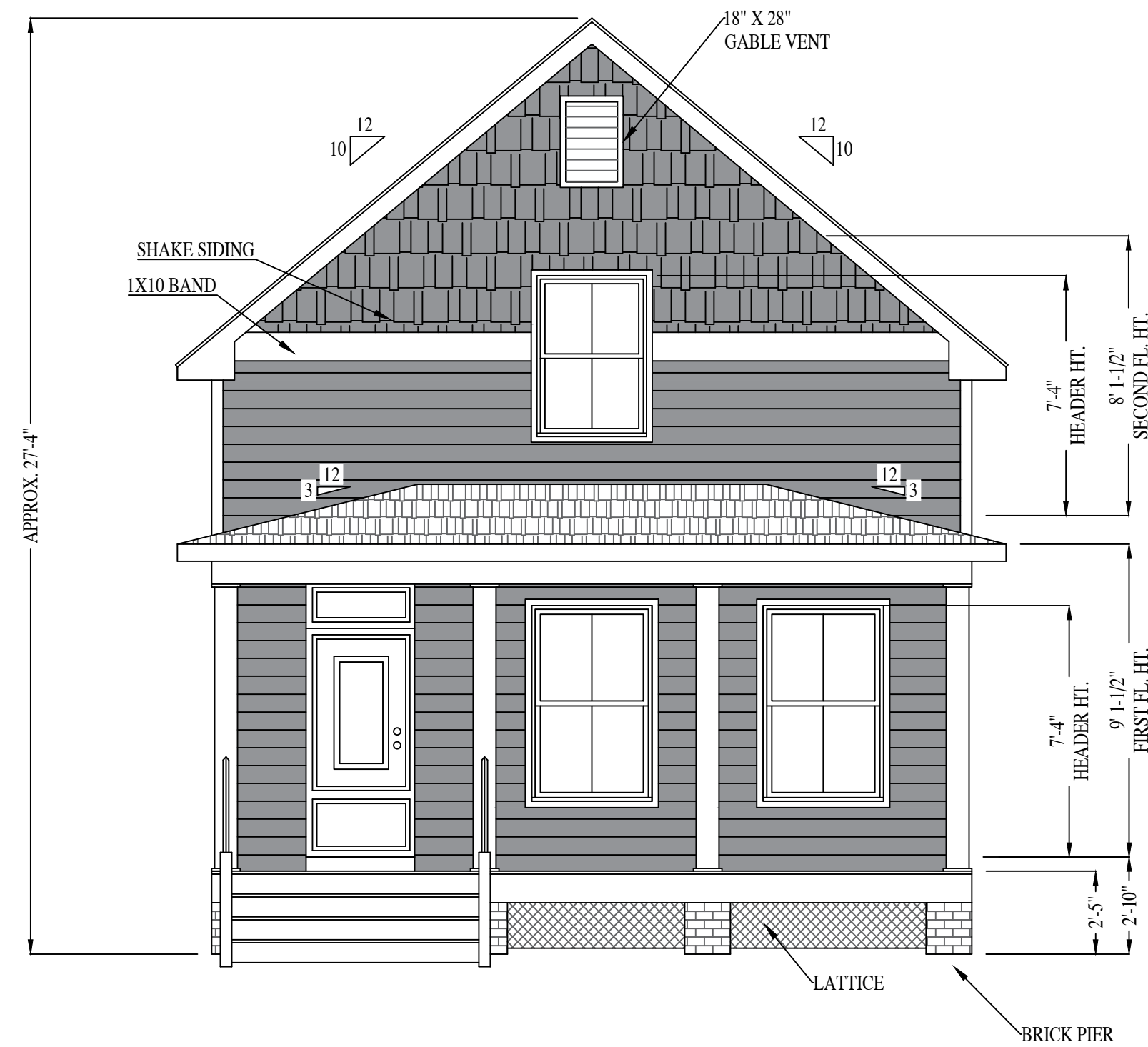
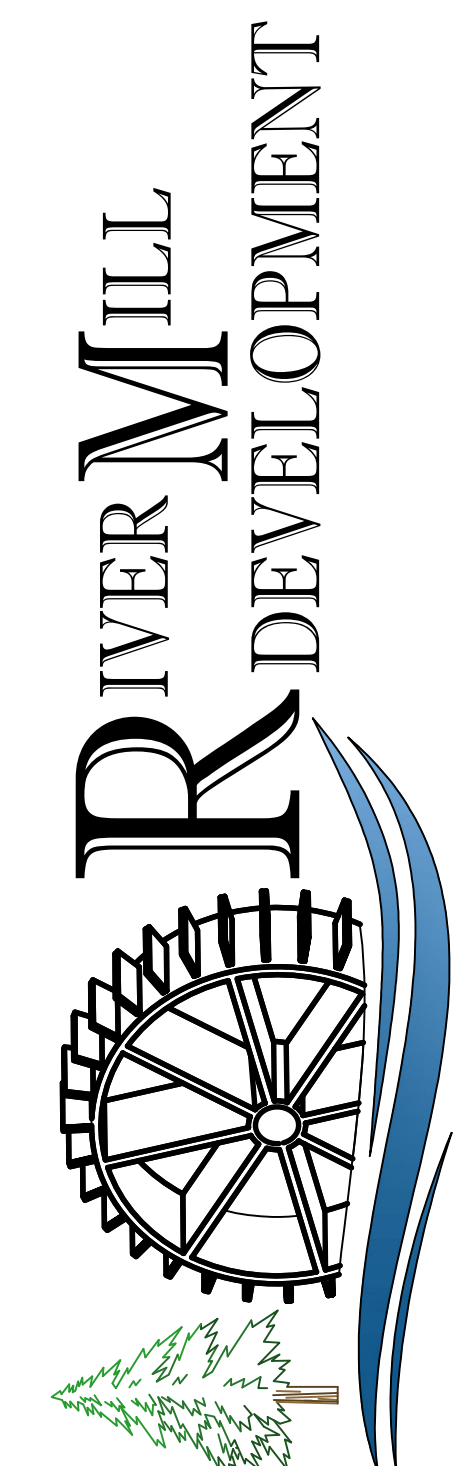
**REVISION NOTES**

DATE	START

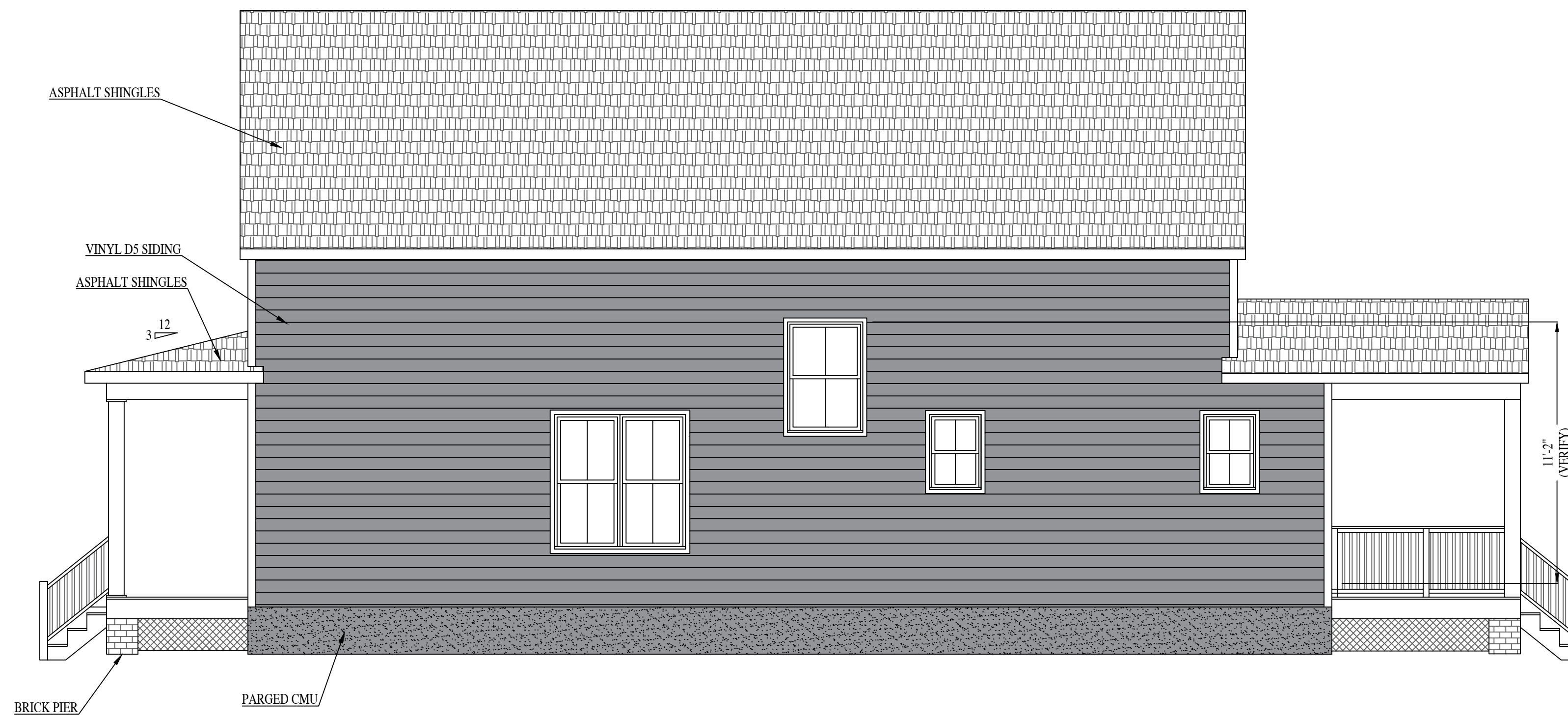
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DATE:  
7-18-2023

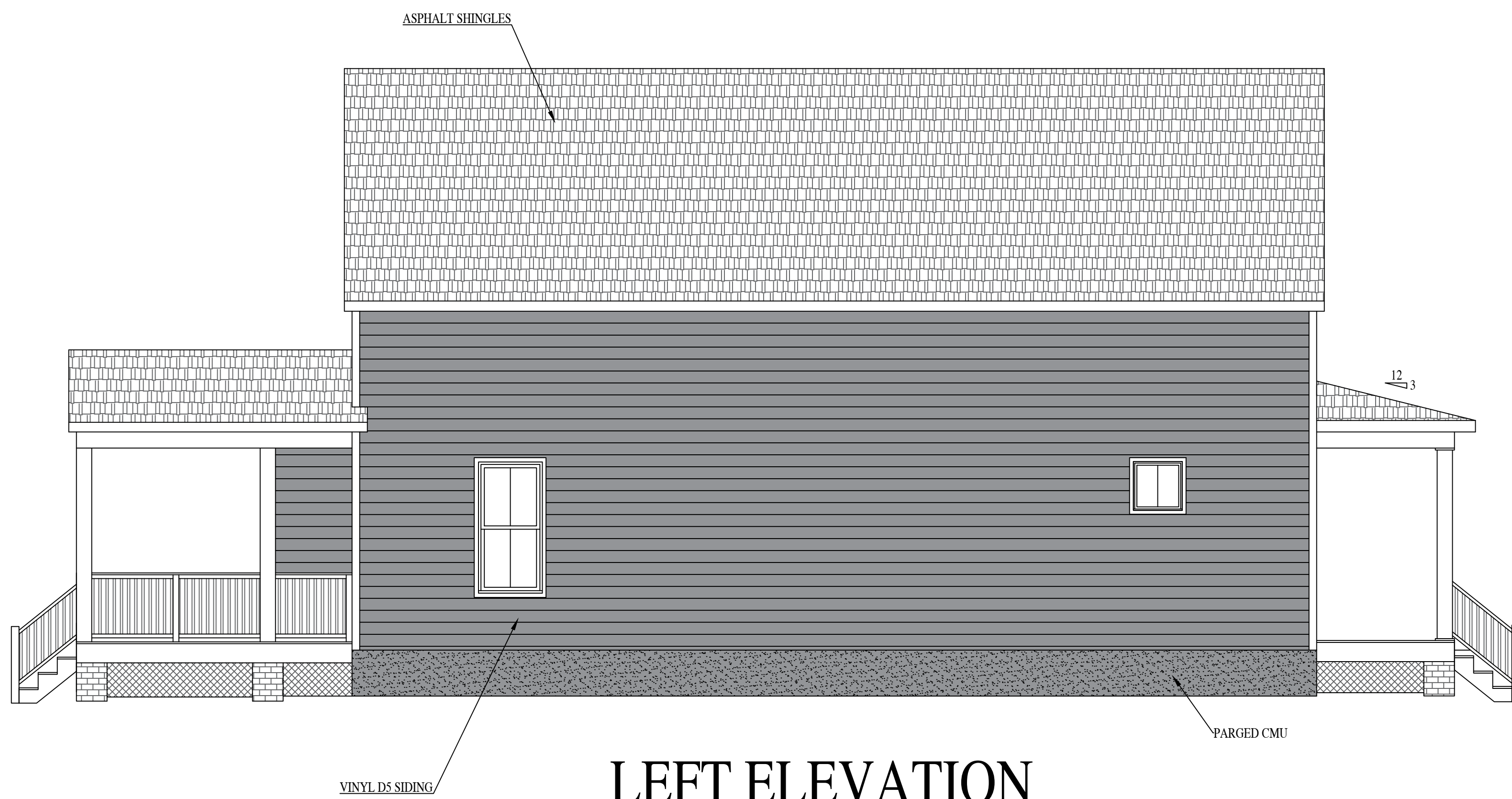
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A2.1



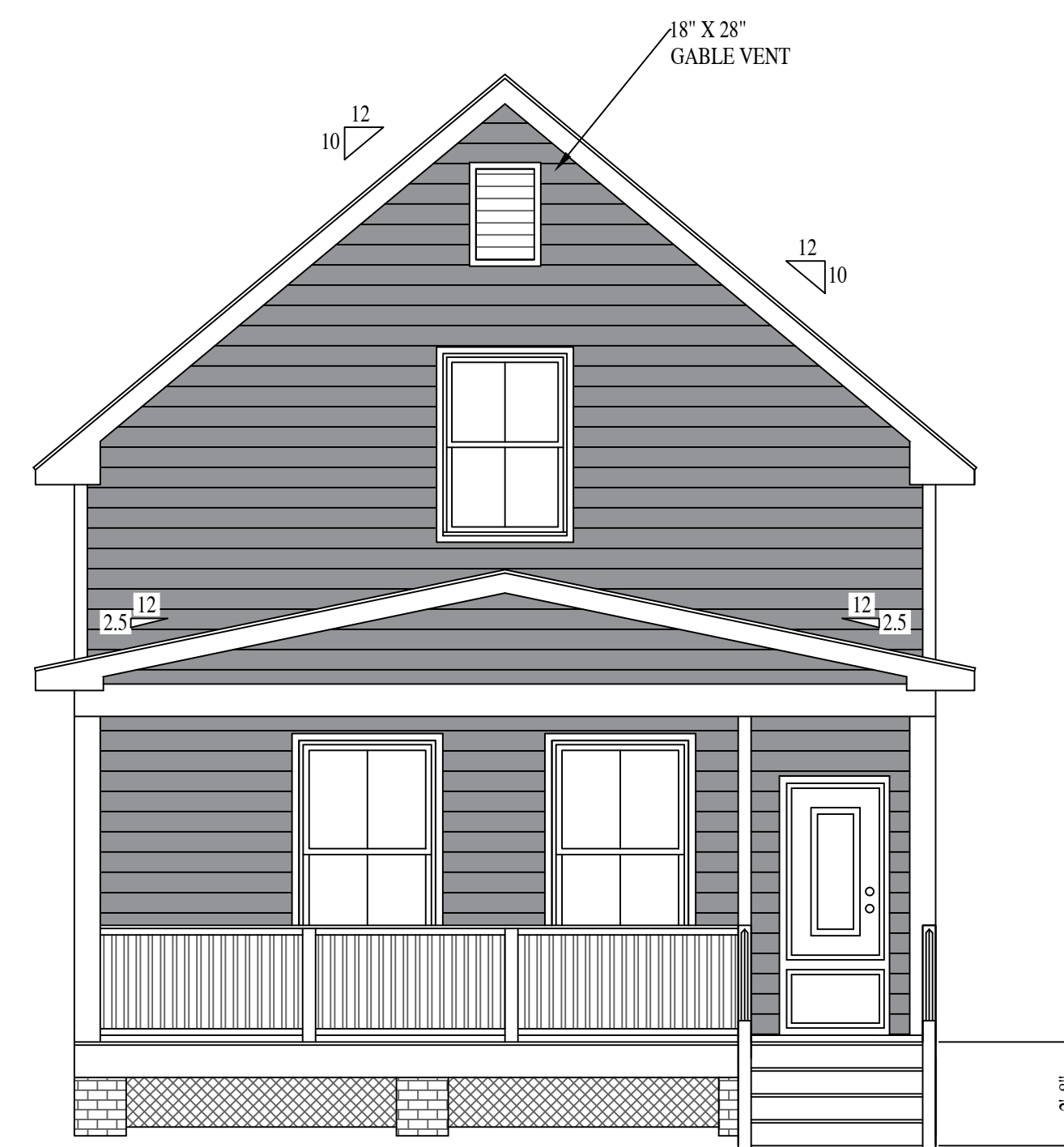
**FRONT ELEVATION**



**RIGHT ELEVATION**



**LEFT ELEVATION**



**REAR ELEVATION**

ADDRESS: 1904 & 1906 WOOD STREET  
 PARCEL: E0000910033  
 ZONED R-5  
 SETBACKS  
 FRONT: 25'  
 SIDE: 5'  
 REAR: 5'

EX. LOT SIZE: 5347 SQ.FT.

AREA OF DISTURBANCE: 2928 Sq. Feet

ONCE CONSTRUCTION IS COMPLETE SITE IS TO BE PERMANENTLY SEEDED WITH GRASS.

- ◇ PROPOSED BUSH
- PROPOSED TRASH/RECYCLE W/SCREENING
- ▣ PROPOSED AC W/SCREENING

PROPOSED DICHOUOUS TREE PER APPROVED URBAN FORESTRY LIST

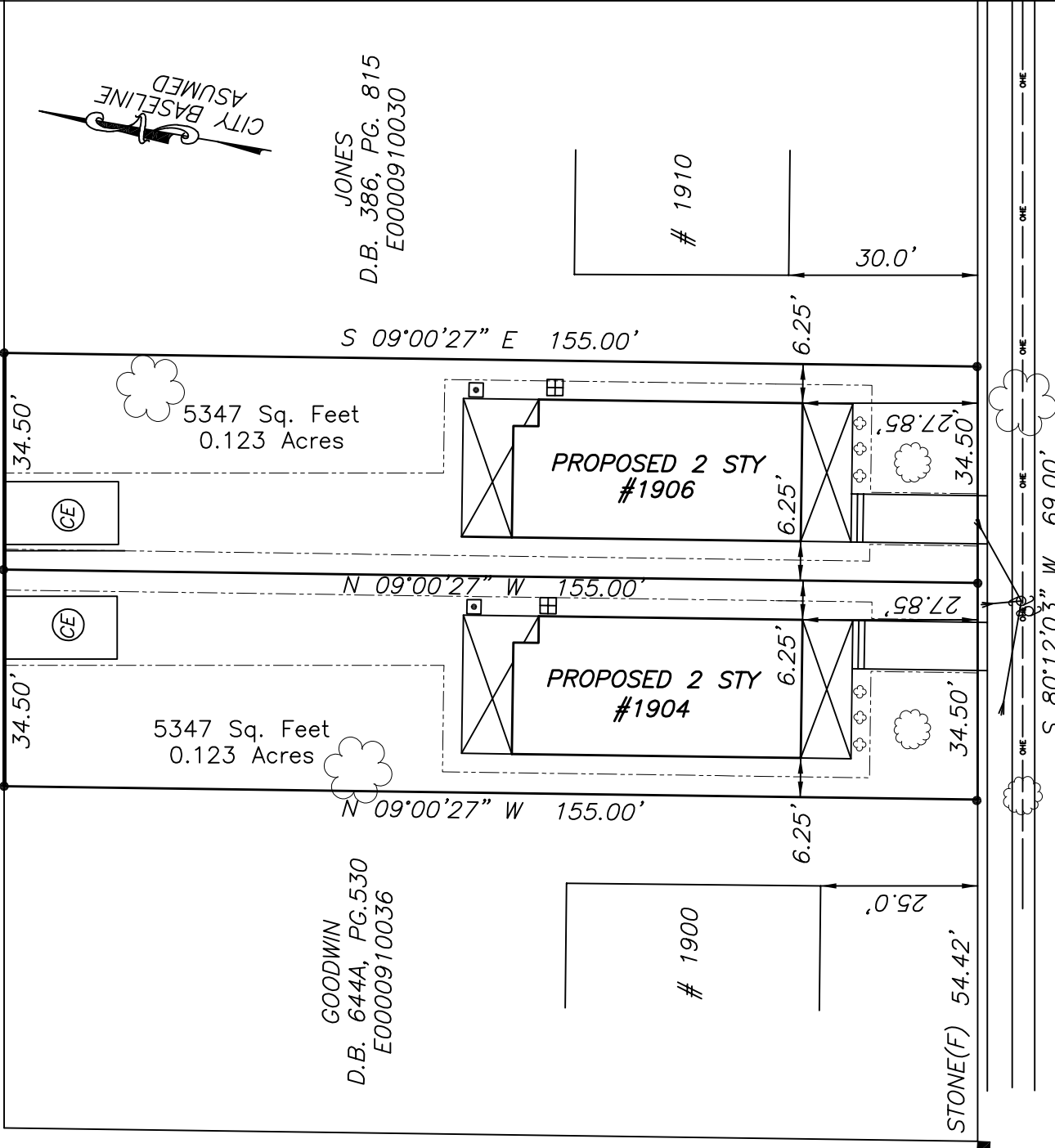
EXISTING TREE TO REMAIN

----- LIMITS OF DISTURBANCE

Ⓢ CONSTRUCTION ENTRANCE  
 FUTURE GRAVEL PARKING



MECHLENBURG ST.



GOODWIN  
 D.B. 644A, PG.530  
 E0000910036

JONES  
 D.B. 386, PG. 815  
 E0000910030

# 1900

# 1910

STONE(F) 54.42'

25.0'

34.50'

34.50'

34.50'

34.50'

6.25'

6.25'

6.25'

6.25'

27.85'

27.85'

30.0'

N 09°00'27" W 155.00'

S 09°00'27" E 155.00'

N 80°12'03" E 69.00'

S 80°12'03" W 69.00'

20' PUBLIC ALLEY

CITY BASELINE ASUMED

\*No driveways will be permitted from the public street.

WOOD STREET  
 50' PUBLIC R/W

SITE PLAN  
 1904 & 1906 WOOD ST

LONG SURVEYING, LLC  
 4650 FACTORY MILL ROAD  
 MAIDENS, VA 23012  
 804-314-5620

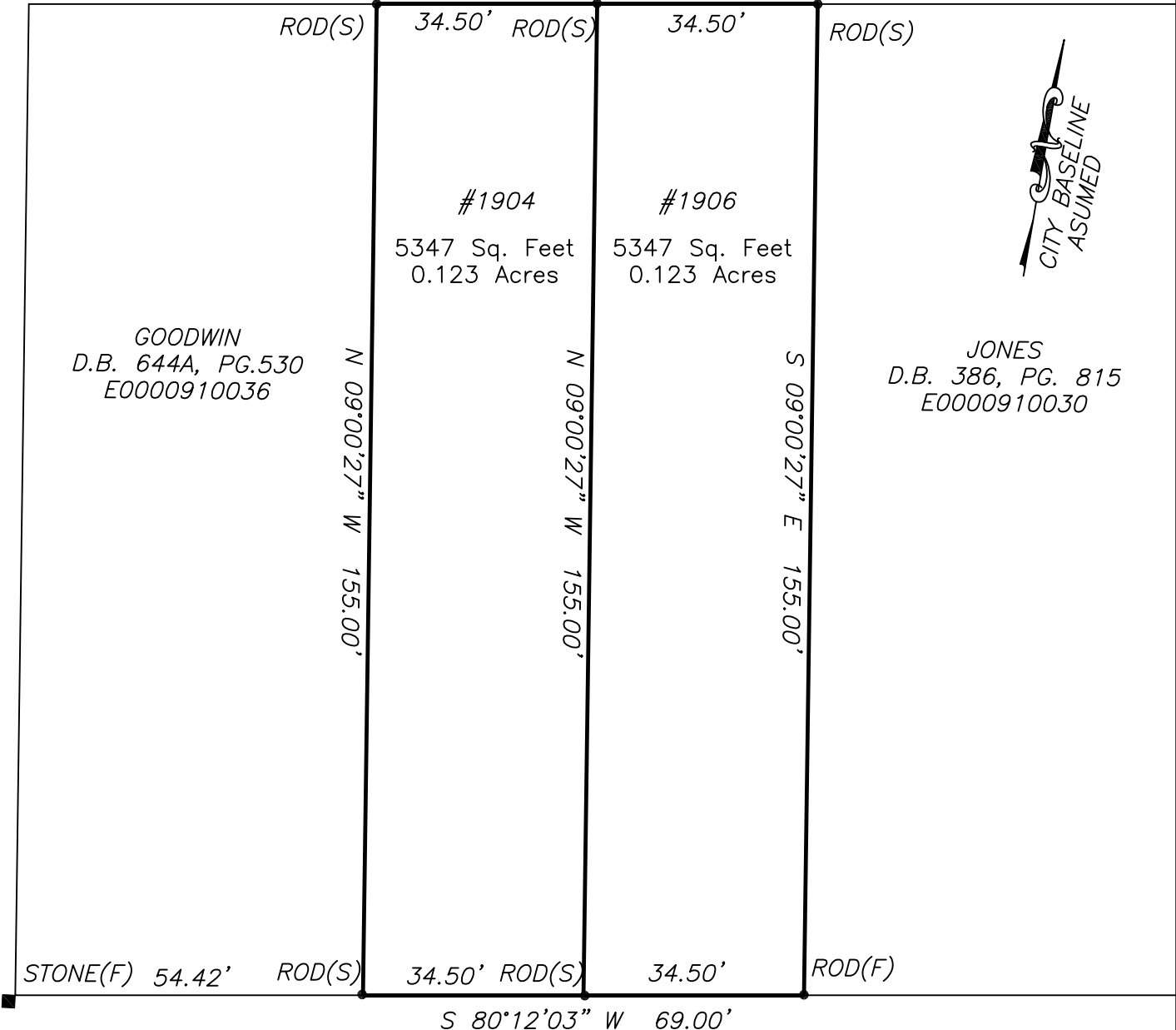
CITY OF RICHMOND  
 VIRGINIA  
 AUG. 24, 2023  
 SCALE: 1"=25'

- 1) THIS PARCEL IS NOT IN A FEMA FLOOD HAZARD ZONE
- 2) THIS SURVEY IS BASED ON CURRENT FIELD WORK
- 3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN



MECHLENBURG ST.

20' PUBLIC ALLEY  
N 80°12'03" E 69.00'



S 80°12'03" W 69.00'

**WOOD STREET**  
50' PUBLIC R/W

**DIVISION OF  
1906 WOOD ST**

LONG SURVEYING, LLC  
4650 FACTORY MILL ROAD  
MAIDENS, VA 23012  
804-314-5620

CITY OF RICHMOND  
VIRGINIA  
JULY 13, 2023  
SCALE: 1"=25'



# City of Richmond Department of Planning & Development Review

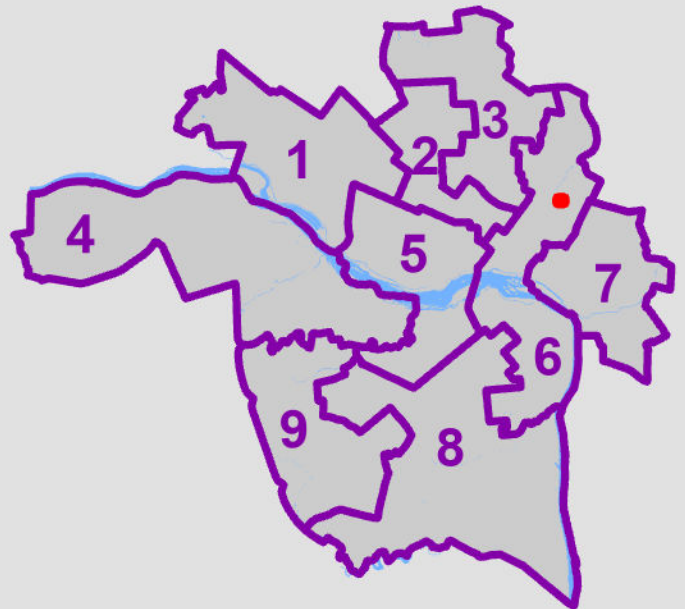
## Special Use Permit

**LOCATION:** 1906 Wood Street

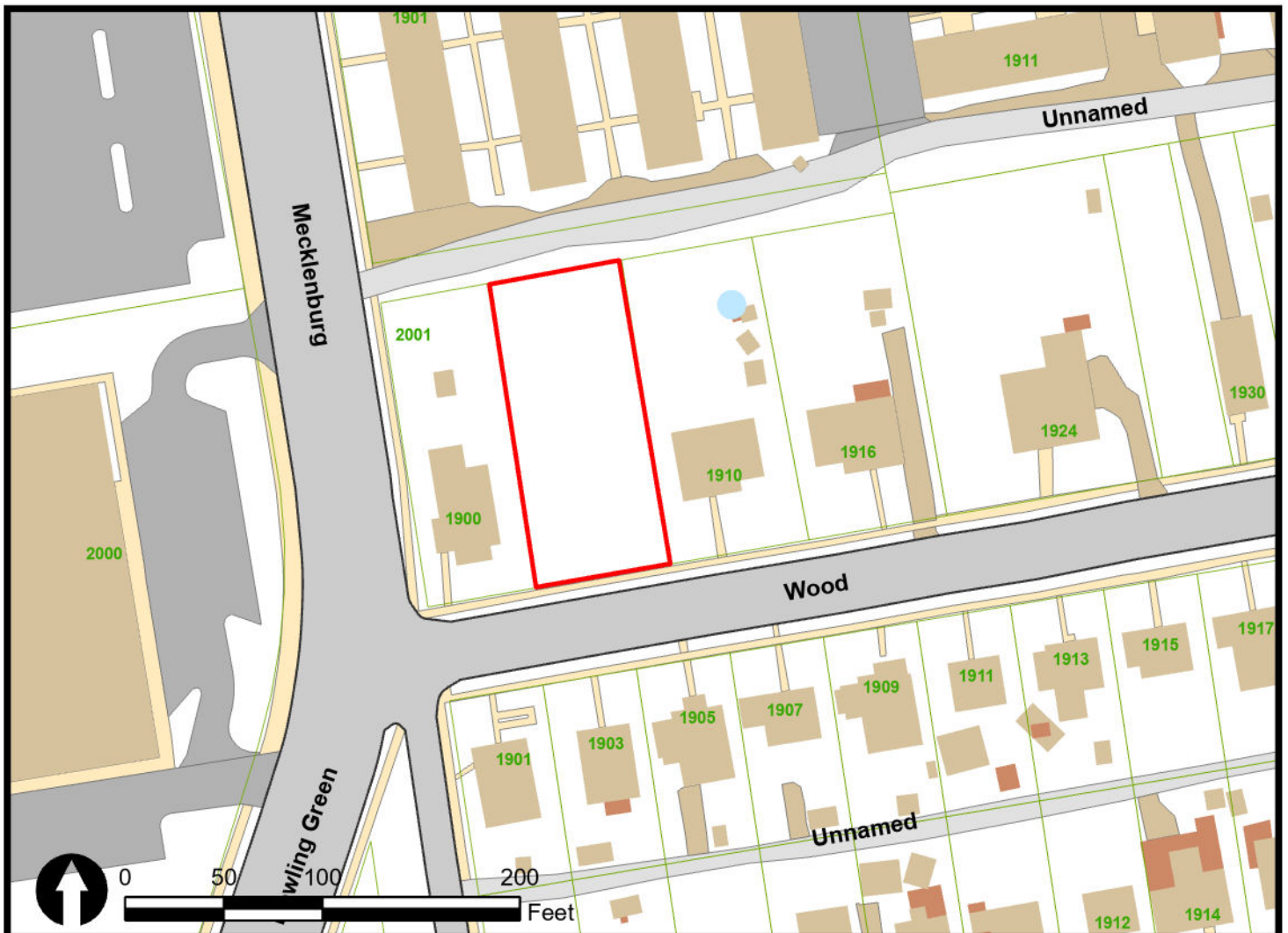
**APPLICANT:** Baker Development Resources

**COUNCIL DISTRICT:** 6

**PROPOSAL:** To authorize the special use of the property known as 1906 Wood Street for the purpose of two single-family detached dwellings, upon certain terms and conditions.



*For questions, please contact Matthew Ebinger  
at 804-646-5789 or [matthew.ebinger@rva.gov](mailto:matthew.ebinger@rva.gov)*



## Recommended Plant Species

COR APPROVED SPECIES LIST 2020		
	COMMON NAME	BOTANICAL NAME
1	Florida maple	Acer barbatum, Acer floridanum
2	Trident maple	Acer buergeranum
3	Hedge maple	Acer campestre
4	Amur maple	Acer ginnala
5	Paperbark maple	Acer griseum
6	Japanese maple	Acer palmatum
7	*Globe Norway maple	Acer platanoides 'Globosum'
8	*Red maple	Acer rubrum 'Armstrong', 'Bowhall'
9	*Sugar maple	Acer saccharum 'Apollo', 'Newton Sentry'
10	Horsechestnut	Aeculus hippocastanum
11	Alder	Alnus glutinosa
12	Serviceberry	Amelanchier canadensis
13	Riverbirch	Betula nigra
14	European hornbeam	Carpinus betulus
15	American hornbeam	Carpinus caroliniana
16	Pignut hickory	Carya glabra
17	*Pecan, Hardy pecan	Carya illinoensis
18	Mockernut hickory	Carya tomentosa
19	Southern catalpa	Catalpa speciosa
20	Hackberry	Celtis occidentalis
21	Japanese Katsuratree	Cercidiphyllum japonicum
22	Eastern redbud	Cercis canadensis
23	White redbud	Cercis canadensis 'Texas White'
24	Chinese fringetree	Chionanthus retusus
25	White fringetree	Chionanthus virginicus
26	American yellowwood	Cladrastis lutea
27	Pagoda dogwood	Cornus alternifolia
28	Flowering dogwood	Cornus florida
29	Korean dogwood	Cornus kousa
30	Cornelian cherry dogwood	Cornus mas 'Spring Glow'
31	Stellar dogwood	Cornus x rutgerinensis
32	American smoketree	Cotinus obovata
33	Hawthorne	Crataegus
34	Japanese cryptomeria	Cryptomeria japonica
35	Hardy Rubbertree	Eucommia ulmoides
36	American beech	Fagus grandifolia
37	European beech	Fagus sylvatica
38	*Ginkgo	Ginkgo biloba
39	*Columnar Ginkgo	Ginkgo 'Fastigiata', 'Fairmount', 'Princeton Sentry'
40	Thornless honeylocust	Gleditsia triacanthos inermis
41	Mountain gordlinia	Gordlinia grandiflora
42	Loblolly bay	Gordonia lasianthus
43	Kentucky coffee tree	Gymnocladus dioicus
44	Carolina silverbell	Halesia carolina
45	Witch hazel	Hamammelis

46	Seven son tree	Heptacodium miconoides
47	American holly	Ilex opaca
48	Yaupan Holly	Ilex vomitoria
49	Foster's holly	Ilex x attenuata 'Forsteri'
50	Nellie Stevens holly	Ilex x 'Nellie R. Stevens'
51	Eastern redcedar	Juniperus virginiana
52	Goldenrain tree	Koelreuteria paniculata
53	*Crapemyrtle	Lagerstroemia indica
54	Fruitless sweetgum	Liquidambar styraciflua 'Rotundilobum'
55	Tulip poplar	Liriodendron tulipifera
56	*Thornless Osage Orange	Maclura pomifera 'White Shield'
57	Cucumber tree	Magnolia accuminata
58	Butterfly magnolia	Magnolia 'Butterflies'
59	Southern magnolia	Magnolia grandiflora 'Alta', 'Hasse'
60	Little Gem magnolia	Magnolia grandiflora 'Little Gem', 'Teddy Bear'
61	Lily magnolia	Magnolia liliflora
62	Star magnolia	Magnolia stellata
63	Sweetbay magnolia	Magnolia virginiana
64	Yellowbird magnolia	Magnolia x 'Brooklynensis'
65	Galaxy magnolia	Magnolia x 'Galaxy'
66	Saucer magnolia	Magnolia x soulangeana
67	*Flowering crabapple	Malus spp
68	Dawn redwood	Metasequoia glyptostroboides
69	Bayberry, Waxmyrtle	Myrica spp
70	Black gum, black tupelo	Nyssa sylvatica
71	American hophornbeam	Ostrya virginiana
72	Sourwood	Oxydendron arboreum
73	Persian ironwood	Parrotia persica
74	Longleaf pine	Pinus palustris
75	Austrian pine	Pinus nigra
76	Scots Pine	Pinus sylvestris
77	Loblolly Pine	Pinus taeda
78	Chinese Pistache	Pistachia chinensis
79	London planetree	Platanus acerifolia
80	American sycamore	Platanus occidentalis
81	Carolina cherry laurel	Prunus caroliniana
82	Pissard plum	Prunus cerasifera
83	Cherry plum	Prunus cerasifera 'Thundercloud'
84	Sand cherry	Prunus pumila
85	Black cherry	Prunus serotina
86	Kwanzan cherry	Prunus serrulata
87	Yoshino cherry	Prunus yedoensis
88	Sawtooth oak	Quercus acutissima
89	White oak	Quercus alba
90	Swamp white oak	Quercus bicolor
91	Scarlet oak	Quercus coccinea
92	Southern red oak	Quercus falcata



93	Shingle oak	<i>Quercus imbricaria</i>
94	Burr oak	<i>Quercus macrocarpa</i>
95	Swamp chestnut oak	<i>Quercus michauxii</i>
96	Chinkapin oak	<i>Quercus muelenbergii</i>
97	9195:A111	<i>Quercus nigra</i>
98	Nuttall oak	<i>Quercus nuttallii</i>
99	Pin oak	<i>Quercus palustris</i>
100	Willow oak	<i>Quercus phellos</i>
101	English oak	<i>Quercus robur</i>
102	Northern red oak	<i>Quercus rubra</i>
103	Shumard oak	<i>Quercus shumardii</i>
104	Post oak	<i>Quercus stellata</i>
105	Southern live oak	<i>Quercus virginiana</i>
106	Sassafras	<i>Sassafras albidum</i>
107	Japanese pagodatree	<i>Sophora japonica</i>
108	Japanese stewartia	<i>Stewartia pseudocamellia</i>
109	Beaked stewartia	<i>Stewartia rostrata</i>
110	American snowbell	<i>Styrax americanus</i>
111	Japanese snowbell	<i>Styrax japonicus</i> 'Pink Chimes'
112	Fragrant snowbell	<i>Styrax obassia</i>
113	Japanese Lilac Tree	<i>Syringa reticulata</i>
114	Bald cypress	<i>Taxodium distichum</i>
115	Arborvitae	<i>Thuja occidentalis</i>
116	American linden	<i>Tilia americana</i>
117	Littleleaf linden	<i>Tilia cordata</i>
118	Silver linden	<i>Tilia petiolaris</i>
119	Windmill palm	<i>Trachycarpus fortunei</i>
120	American elm	<i>Ulmus americanus</i>
121	Chinese elm	<i>Ulmus parvifolia</i>
122	Chindo viburnum	<i>Viburnum awabuki</i> 'Chindo'
123	Arrowwood viburnum	<i>Viburnum dentatum</i>
124	Blackhaw viburnum	<i>Viburnum prunifolium</i>
125	Leatherleaf viburnum	<i>Viburnum rhytidophyllum</i>
126	Alleghany viburnum	<i>Viburnum rhytidophylloides</i>
127	Chaste tree	<i>Vitex agnus-castus</i>
128	*Japanese zelkova	<i>Zelkova serrata</i> 'Village Green'
*	*restricted use species	



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