

# RICHMOND 300 ZONING CODE REFRESH

Project Update  
November 2025



# TODAY'S PRESENTATION

**1** Engagement

**2** What We Heard & Changed

**3** Next Steps

# 1. ENGAGEMENT

# OUTREACH: BY THE NUMBERS

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## TYPES OF ENGAGEMENT TO DATE

- + **4 Panel Discussions** ~ 365 people
- + **6 City-organized Roundtables** ~ 390 people
- + **7 Community Ambassador Roundtables**  
~ 40 people
- + **8 Open Houses** ~ 340 people
- + **11 Pop Ups** ~ 470 people
- + **16 ZAC Meetings** ~ 500 people
- + **42 Meetings with Civic Associations/Groups**  
~ 2,320 people
- + Spanish translation and interpretation regularly available

## NUMBERS ENGAGED TO DATE

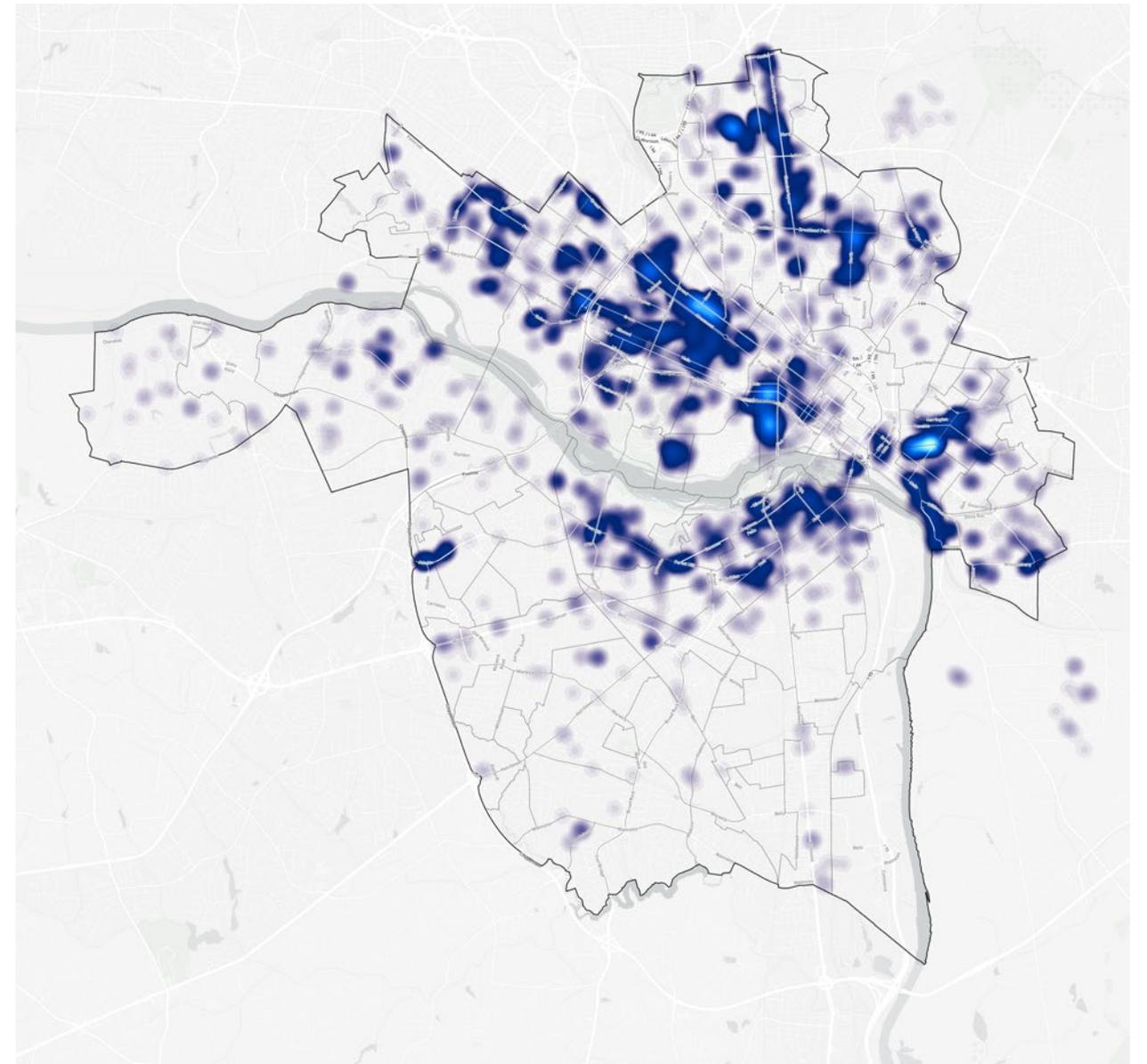
- + 4,425 attendees at engagement events
- + 214 email list sign-ups



# JUNE DRAFT COMMENTS

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- + **2,105 comments & 1,686 replies on map**, including comments uploaded from open house post-its
- + **620 unique commenters**  
(open house commenters are anonymous)
- + Top five neighborhoods by number of comments: **The Fan (405), Ginter Park (184), The Museum District (173), Oregon Hill (147), Northern Barton Heights (139)**
- + **25 neighborhoods with no comments**, predominantly concentrated in the far south of the city (although improved from the 38 reported in September)
- + Additional **427 comments on draft documents** plus **319 emails** received by staff



Concentration of comments received.

## 2. WHAT WE HEARD & CHANGED

# TOPIC

# COMMON THEMES

# DRAFT RESPONSES



## Residential Units Per Lot & Minimum Lot Width

- + In RD- districts, some were in favor of allowing up to 2 units & 1 ADU on a lot, but others didn't want that type of change in their neighborhood
- + Some were concerned that the 25' min lot width in RD-C would incentive lot splits
- + Other were worried that the proposed standards could incentivize the demolition of existing houses

- + New standards established to **incentivize preservation of existing houses**
- + The RD-C 25' lot width min has been kept, but the district has been **mapped more sparingly**, resulting in some areas becoming RD-B (50' lot width min)
- + **Corner lots** can only be subdivided along **primary streets**



## Commercial Uses in Residential Districts

- + Some felt it was unfair that small commercial uses were allowed conditionally in RD- districts but allowed by-right in RA- districts
- + Some supported new commercial nodes (and/or corner commercial) in residential areas

- + **Small commercial** now allowed **conditionally in RD- and RA** districts. Now allowed **by-right in RM-A, RM-B, and RM-C** (formerly RX-4).
- + **MX-3** has become a **limited neighborhood commercial zone**



## Residential Building Coverage

- + While some appreciated that higher building coverage percentages would support infill housing, others expressed concern about loss of open space

- + Maximum **building coverage** has been lowered to percentages **closer to the current Zoning Code**

# TOPIC

# COMMON THEMES

# DRAFT RESPONSES



## Side and Rear Setbacks

+ Attached buildings by definition have no side setbacks, but concerns were raised about detached structures having no side setbacks in RA- districts

+ **Side setbacks** added to **RA, RM-A, and RM-B** districts  
+ Side setbacks **do not apply on internal lot lines** when a block of attached buildings (rowhouse) are constructed together



## RX and RD-C

+ Many felt that their neighborhood or block was incorrectly mapped based on existing conditions  
+ Common suggestions were adjustments from RX-4 to RA-C, and from RA-A to RD-C

+ **Numerous edits** to the map have been made in an effort to resolve these issues  
+ Some previous designations were informed by the existing zoning, which **may not have been fairly applied in the first place**



## MX-3 vs. MX-4

+ Some were in favor of the addition of MX-3 (as a replacement for MX-4 in earlier drafts), while others thought MX-4 was more appropriate

+ Both are now included. **MX-3** is used more for **small neighborhood nodes**, while **MX-4** is now used for more extensive **community commercial corridors**

# TOPIC

# COMMON THEMES

# DRAFT RESPONSES



## Height Limits

- + There were concerns about more intensive and less intensive zoning districts abutting each other
- + Some had privacy concerns and were worried about solar access
- + Some suggested that areas in the City could handle taller buildings (like Scott's Addition)

- + **Transition standards** now apply to more districts and the metrics have been refined
- + Some **MX- blocks have been remapped** where lot depth would constrain building height (For example, MX-13 has been remapped to MX-7 or MX-5 depending on the lot depth of the block)



## Institutional District

- + There was confusion about the role of the Institutional district and where it was being applied.

- + Institutional is now largely **mapped to match Richmond 300's Institutional land use category** (generally only larger campuses and public school property)
- + Smaller **civic uses** are mapped to match their **neighborhood context**, while **places of worship** are now mostly **MX-3**

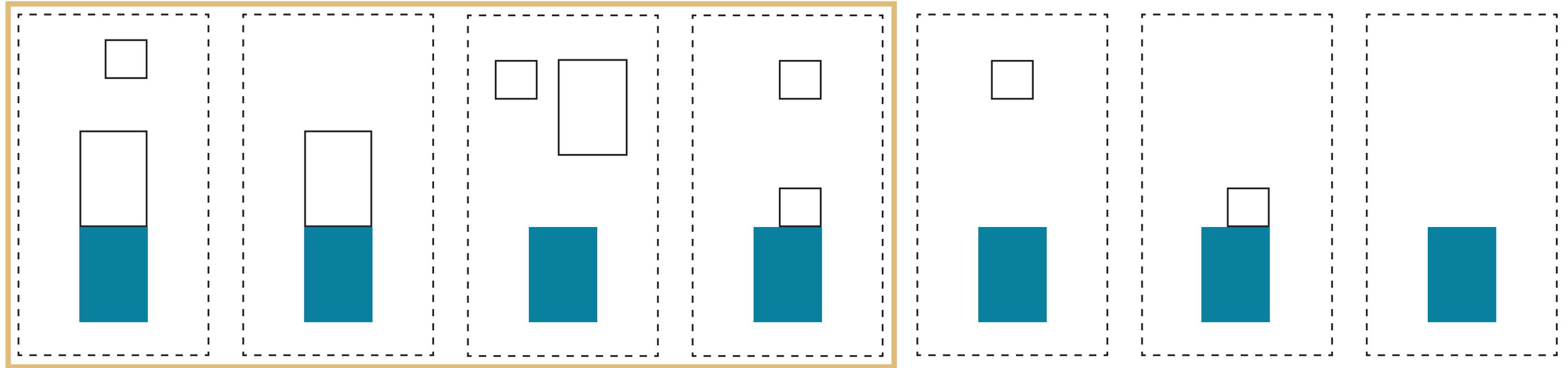


## Trees and Green Space

- + Many were concerned about the potential loss of trees with an increase of density and pavement

- + Landscaping requirements have been updated, and **Tree Canopy Standards** added to the proposed site development standards

# RESIDENTIAL INFILL STRATEGY



PRIMARY STREET

2 dwelling units in a principal structure and 1 ADU in a detached accessory structure.

2 dwelling units in a principal structure.

1 dwelling unit in a principal structure, 1 dwelling unit in another principal structure, and 1 ADU in a detached accessory structure.

1 dwelling unit and 1 ADU in a principal structure, and 1 ADU in a detached accessory structure.

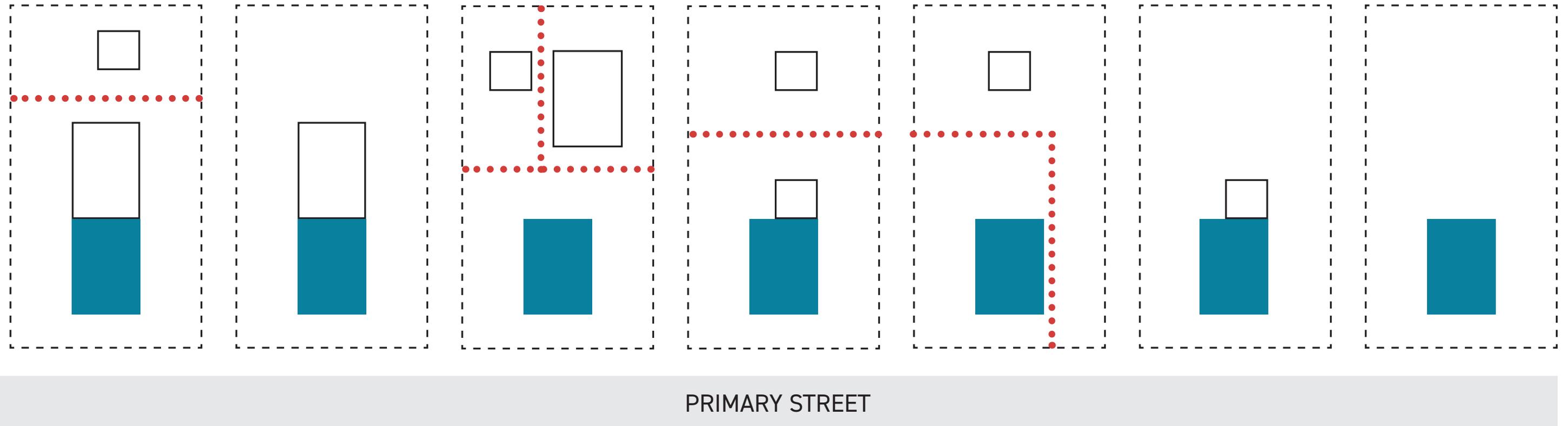
1 dwelling unit in a principal structure and 1 ADU in a detached accessory structure

1 dwelling unit and 1 ADU in a principal structure

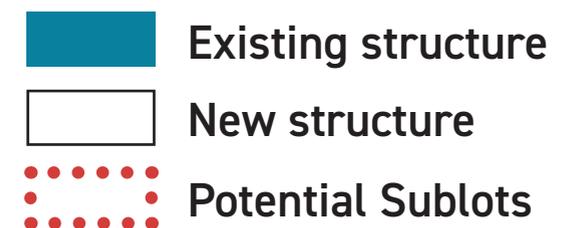
1 dwelling unit in a principal structure

- Existing structure
- New structure
- Preservation bonus

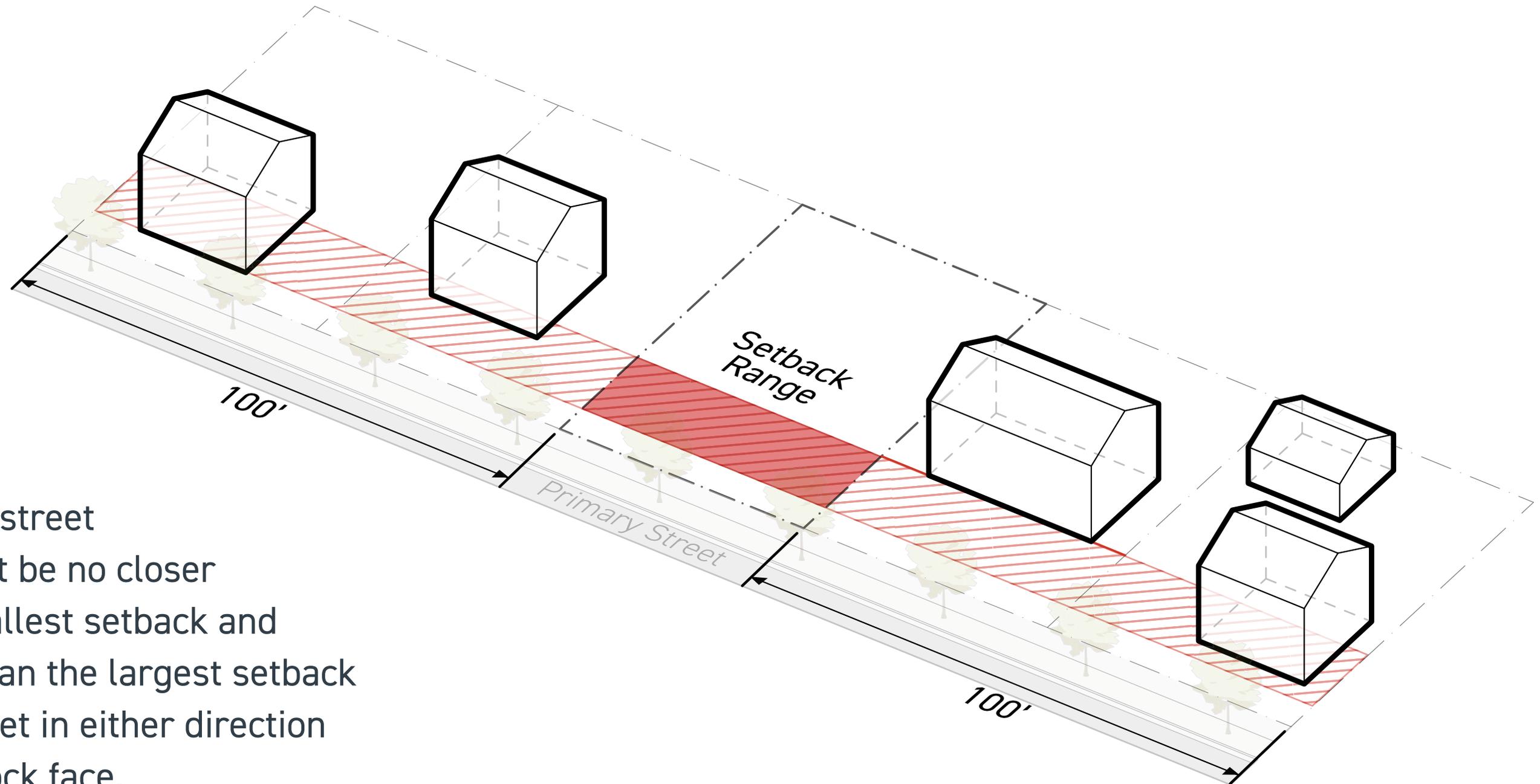
# SUBLOT STRATEGY



- + Intent: to **allow fee-simple sale** of units or an undeveloped part of a lot to **increase ownership opportunities** of diverse housing stock
- + Example: **age in place** by selling back yard or garage so that someone else can build an ADU
- + Standards such as **setbacks, building coverage, and lot width** apply to overall lot (not each subplot)
- + All structures on a lot are required to follow district standards



# CONTEXTUAL SETBACKS

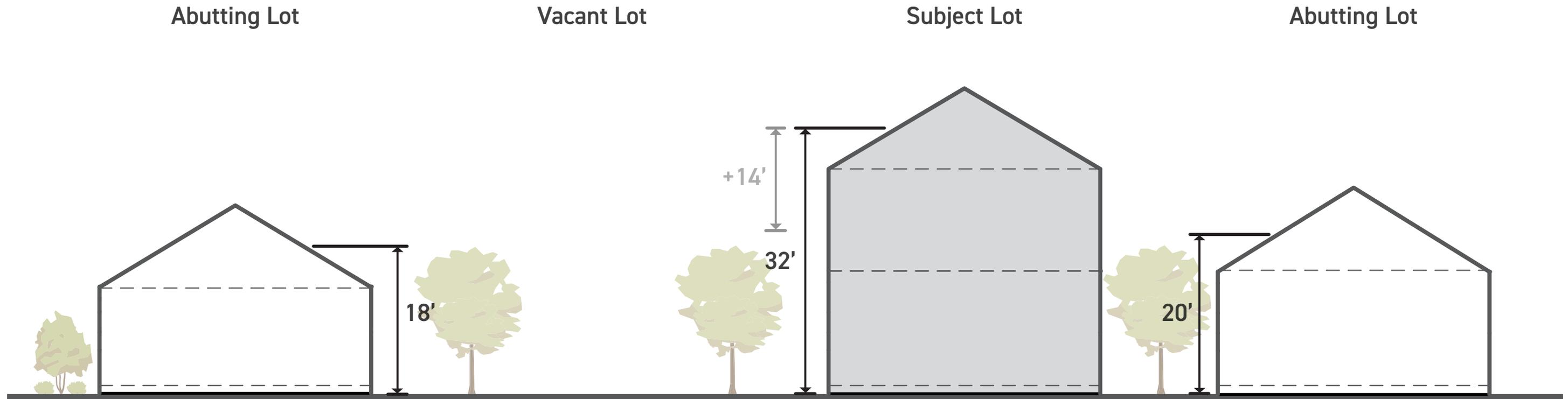


The primary street setback must be no closer than the smallest setback and no further than the largest setback within 100 feet in either direction along the block face.

# CONTEXTUAL HEIGHTS

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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.



# HEIGHT TRANSITIONS (4.4.)

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## INTENT

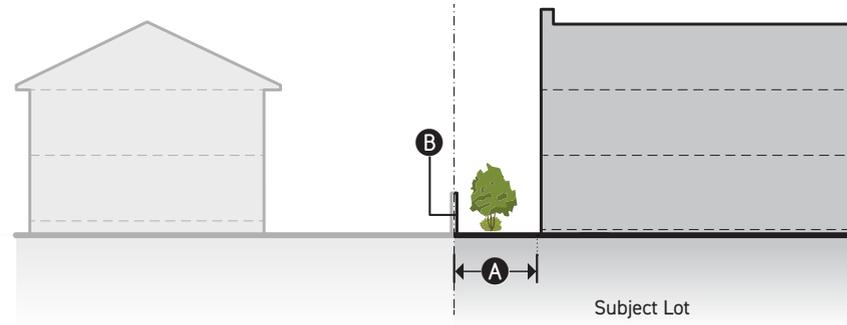
To encourage development to be sensitive to it's neighbors, architectural mass is reduced by requiring setbacks and step backs.

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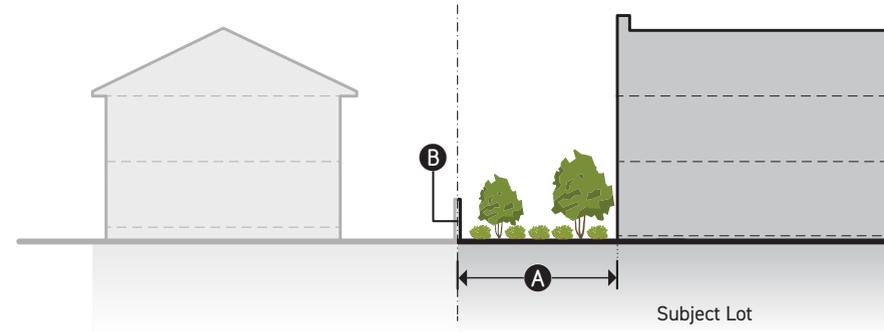
# TRANSITIONS (4.4.1)

## TYPE A



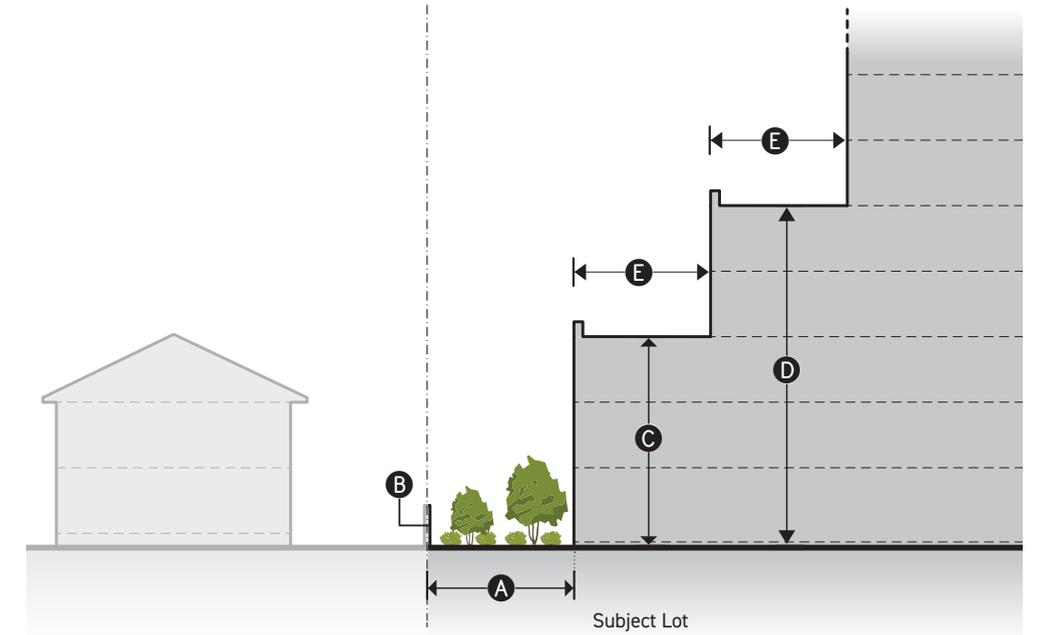
TRANSITION AREA	Alley	No Alley
<b>A</b> Depth (min)	3'	10'
<b>B</b> Transition screen (see 4.4.3)	None	Light

## TYPE B



TRANSITION AREA	Alley	No Alley
<b>A</b> Depth (min)		
MX-, CG, IX, IL	3'	20'
IH	30'	30'
<b>B</b> Transition screen (see 4.4.3)		
MX-, CG, IX, IL	None	Moderate
IH	Heavy	Heavy

## TYPE C

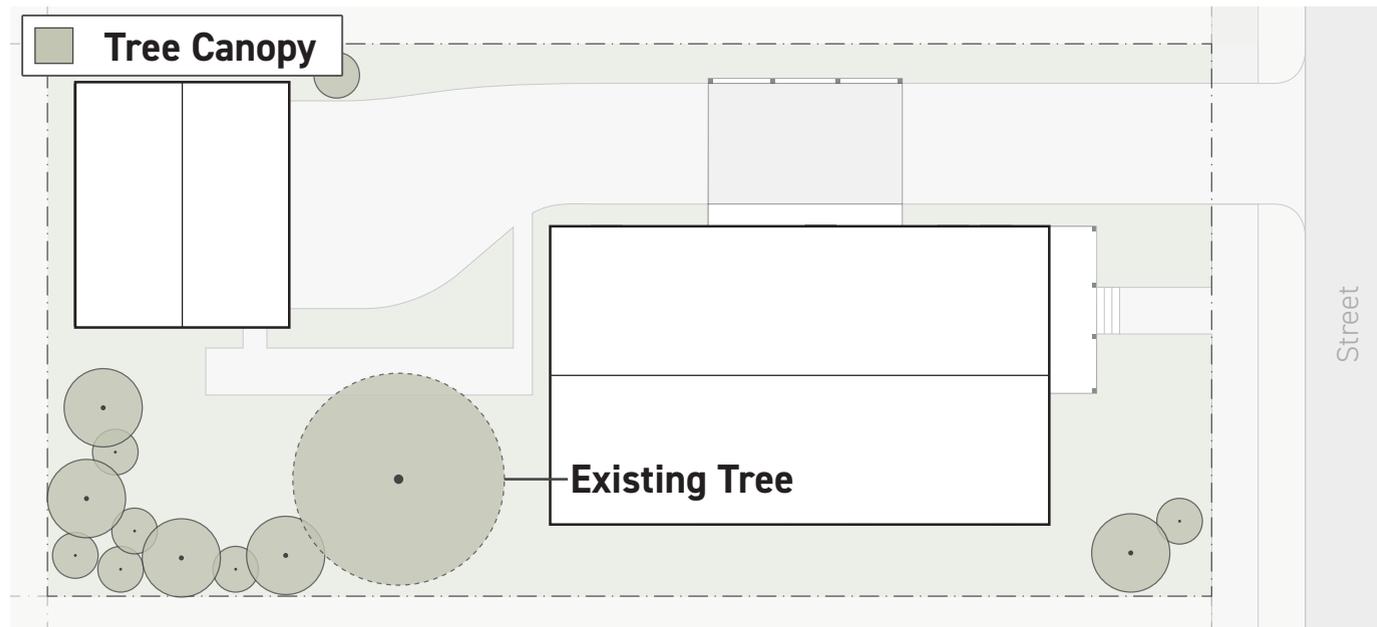


TRANSITION AREA	Alley	No Alley
<b>A</b> Depth (min)		
MX-, CG, IX, IL	3'	20'
IH	30'	30'
<b>B</b> Transition screen (see 4.4.3)		
MX-, CG, IX, IL	None	Moderate
IH	Heavy	Heavy
<b>UPPER STORY STEP-BACK</b>		
<b>C</b> 1st step-back (max stories/feet)		3/35'
<b>D</b> 2nd step-back (max stories/feet)		5/60'
<b>E</b> Upper-story setback (min)		15'

# TREE CANOPY (4.5.1.)

## INTENT

To help ensure Richmond benefits from the planting and preservation of trees by enhancing aesthetic qualities across the City, controlling stormwater runoff and soil erosion, improving air quality, reducing the heat island effect, and maintaining and increasing tree canopy.



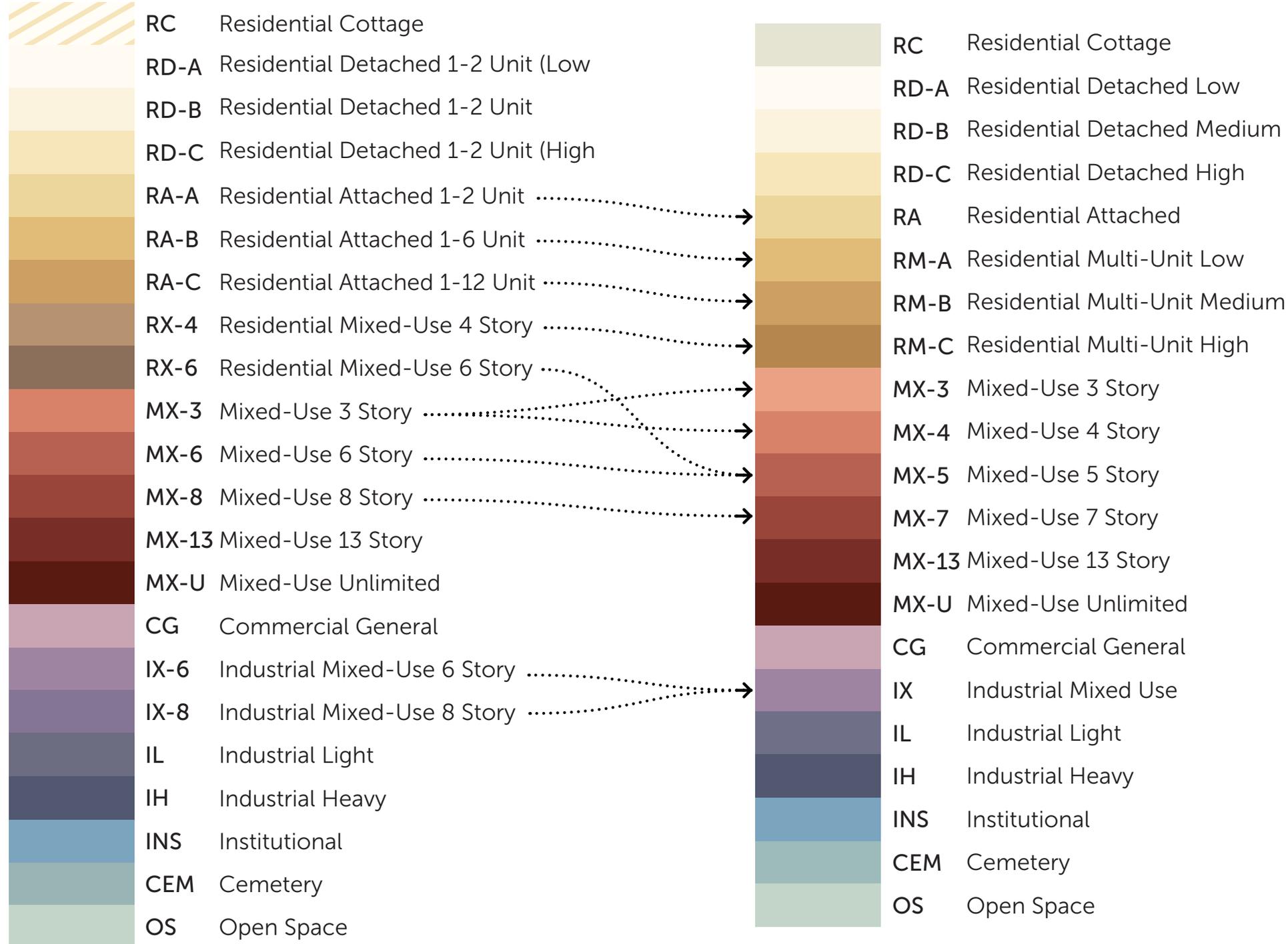
	Base Required Tree Canopy	When Preserving Existing Trees
RD-A District	20%	18%
RD-B District	15%	13%
All other districts	10%	8%

**Existing Trees:** When the requirement can be met entirely with existing on-site trees, requirements are reduced. For existing trees to count toward the tree canopy requirement they must be at least 6-inch diameter.

# NEXT STEPS

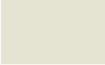
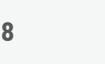
# DRAFT 1

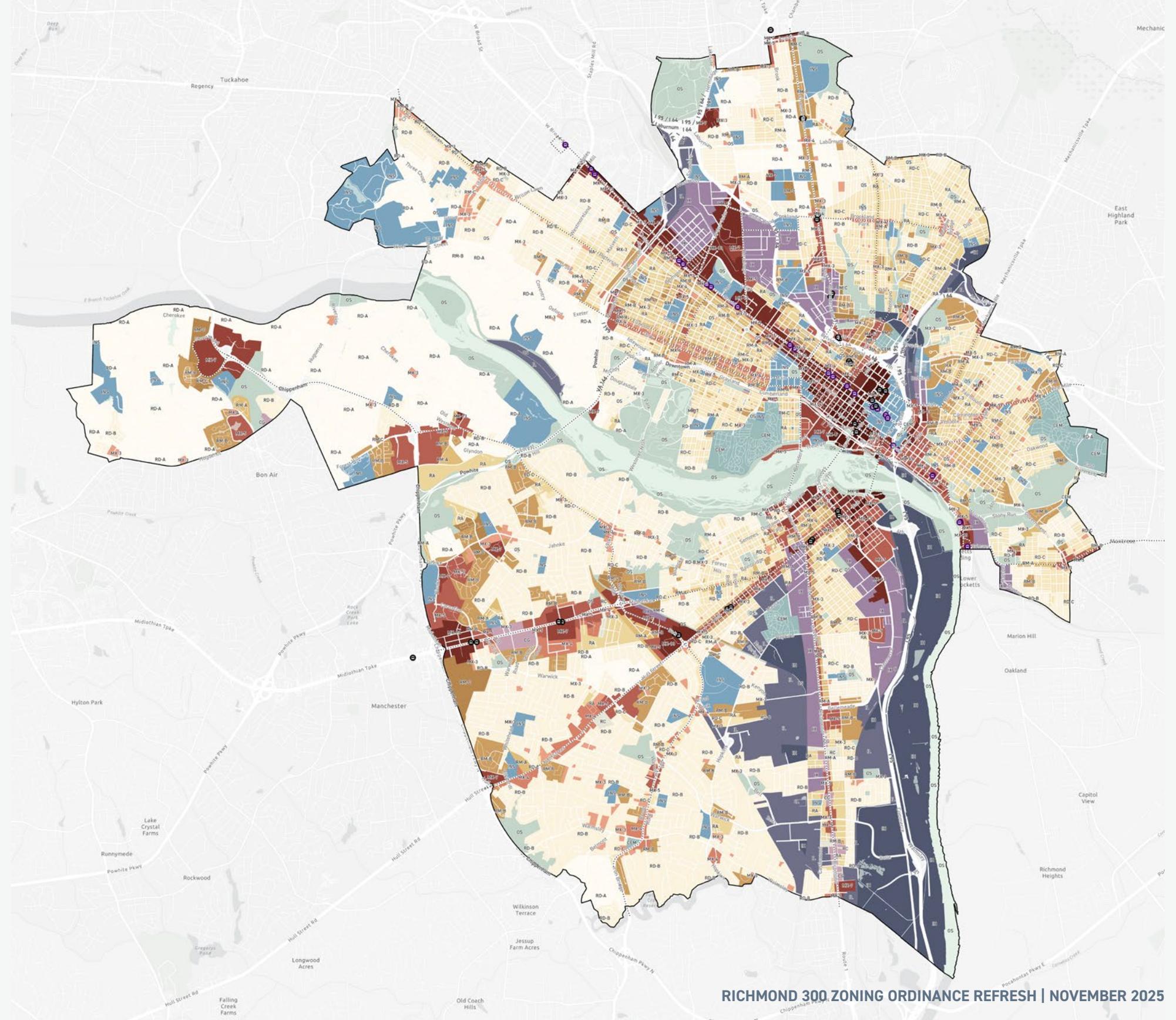
# DRAFT 2



Some zoning district names changed to help clarify their intent, and in some cases, the frequency that a district appears on the map also changed. These new locations helped refine the draft 2 district metrics as well.

# DRAFT 2

	RC	Residential Cottage
	RD-A	Residential Detached Low
	RD-B	Residential Detached Medium
	RD-C	Residential Detached High
	RA	Residential Attached
	RM-A	Residential Multi-Unit Low
	RM-B	Residential Multi-Unit Medium
	RM-C	Residential Multi-Unit High
	MX-3	Mixed Use 3
	MX-4	Mixed Use 4
	MX-5	Mixed Use 5
	MX-7	Mixed Use 7
	MX-13	Mixed Use 13
	MX-U	Mixed Use Unlimited
	CG	Commercial General
	IX	Industrial Mixed Use
	IL	Industrial Light
	IH	Industrial Heavy
	INS	Institutional
	CEM	Cemetery
	OS	Open Space
	OS	Open Space (Water)



# ZONING REFRESH EVENTS

**OPEN HOUSE\*** 4:00-7:00 PM **WED 11/19**  
Main Library - Richmond Public Library,  
101 E Franklin St, Richmond, VA 23219

**THURS 11/20** **OPEN HOUSE\*** 9:00 AM-12:00 PM  
City Hall -  
900 E Broad St, Richmond, VA 23219

**OPEN HOUSE\*** 4:00-7:00 PM **THURS 11/20**  
Southside Community Services Center (Southside Plaza)  
4100 Hull Street Road, Richmond, VA 23224

\*Open houses will share same content



**MORE INFO:**

**[WWW.RVA.GOV/CODEREFRESH](http://WWW.RVA.GOV/CODEREFRESH)**

\*Spanish interpretation will be available at this event