



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Richmond 300: Code Refresh

Zoning Ordinance Rewrite



Kevin J. Vonck, Ph.D., Director

TUESDAY, 20 FEBRUARY 2024

Purpose

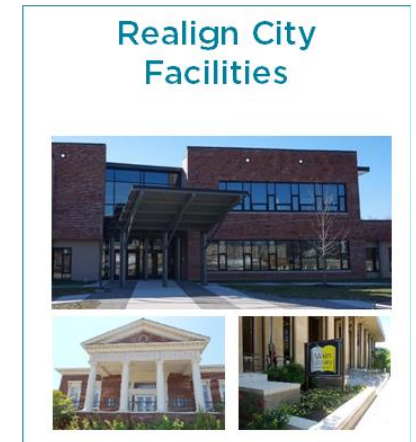
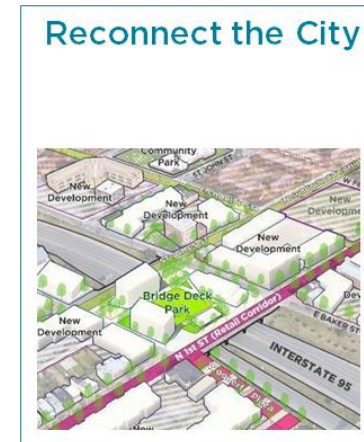
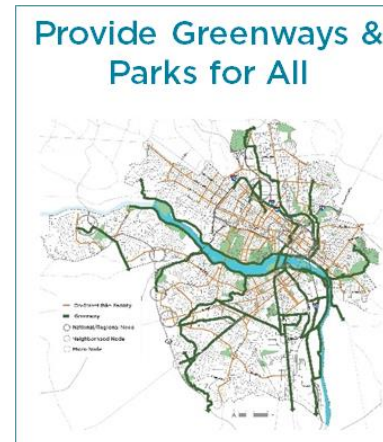
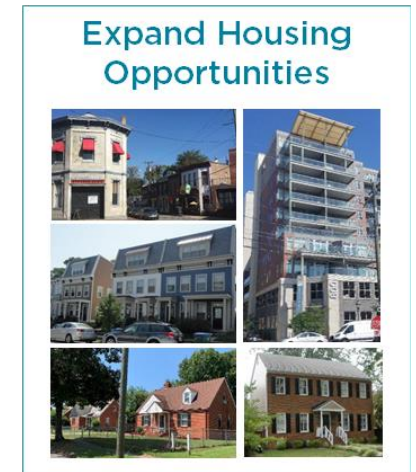
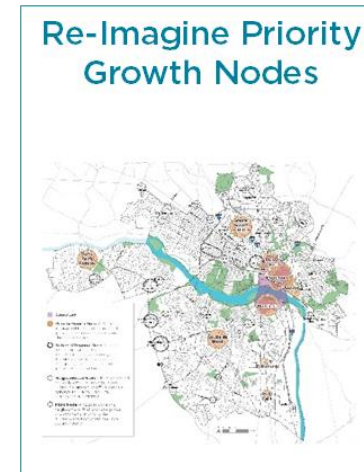
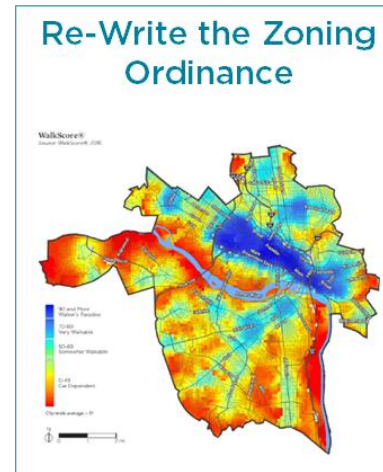
What is zoning?

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

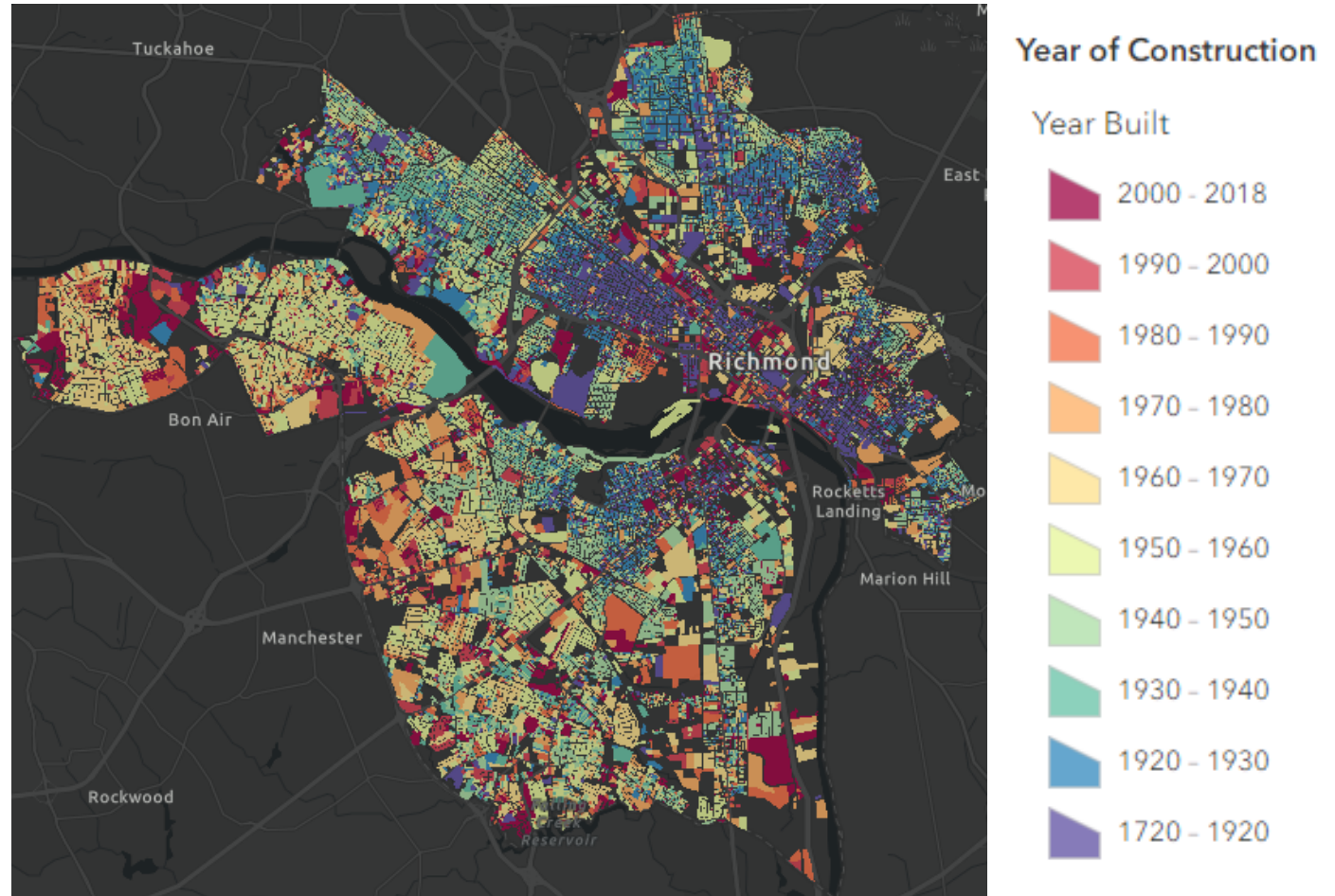
emphasize the personality, character, and identity of our
unique neighborhoods, districts, and corridors

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 Edgeyard 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)

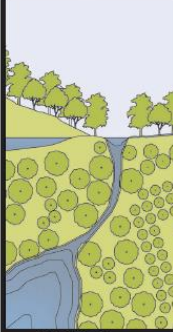


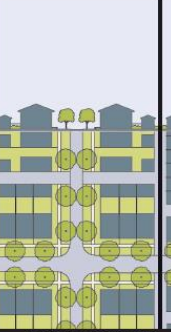
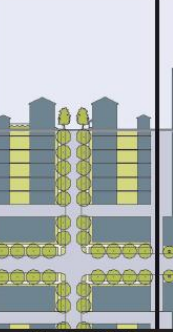
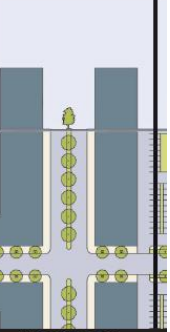
| | |
|---------------------|------------------------------|
| (h.1) Front Setback | 40 ft. max. from rear prop. |
| (h.2) Side Setback | 0 ft. min. or 2 ft at corner |
| (h.3) Rear Setback | 3 ft. max. |

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.

| | | | | | | |
|--|---|---|---|---|---|---|
| |  |  |  |  |  |  |
| | T1 NATURAL ZONE | T2 RURAL ZONE | T3 SUB-URBAN ZONE | T4 GENERAL URBAN ZONE | T5 URBAN CENTER ZONE | T6 URBAN CORE ZONE |
| a. ALLOCATION OF ZONES per Pedestrian Shed (applicable to Article 3 only) | | | | | | |
| 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) | | | | | | |
| 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 | | | | | | |
| 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) | | | | | | |
| 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. Create a citywide development pattern book
2. Build a framework for a new zoning ordinance
3. Build a framework for new zoning districts

2025

4. Draft the new zoning ordinance

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 19th 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