

Richmond 300 provides the policy foundation for Code Refresh. It calls for more housing choices, growth in Corridors and Nodes, walkable neighborhoods, environmental stewardship, historic preservation, equitable access to opportunity, and high-quality development. Council Staff is sharing key questions and potential policy choices before City admin finalizes Draft 3. ** currently allowed*

Key Question	Key Decision	Potential Approaches
Should zoning continue to limit how many unrelated people can live together?	Removing restrictions may create more flexible living arrangements for roommates and nontraditional families. Retaining restrictions may address concerns about overcrowding and neighborhood impacts.	a) Retain household composition limits in zoning. (<4)* b) Increase the number of unrelated individuals permitted. (<6) c) Remove household composition limits from the Zoning Code.
Should market-rate housing and commercial be allowed on church-owned property?	More flexibility may create more housing opportunities and help faith communities use underutilized land. More targeted rules may focus benefits on affordable housing and limit development intensity.	a) As currently required by state law, allow only affordable housing.* b) Allow mixed-income housing with limited other uses. c) Allow mixed-income or market-rate housing with neighborhood-serving commercial uses.
How many homes should be allowed on a residential lot?	Allowing more homes can support housing choice and incremental growth. Allowing fewer homes can preserve existing development patterns and limit neighborhood change.	a) As currently required by state law, allow one primary dwelling and one ADU* b) Allow additional homes only if existing structures are preserved. (preservation bonus) c) Allow duplexes and additional units more broadly. (2+1)

Additional Questions

How much should the zoning code regulate the appearance and design of new buildings?	More design requirements can improve compatibility with existing neighborhoods. Fewer requirements can reduce costs and provide greater flexibility in building design.	a) Strong design standards for building appearance and neighborhood compatibility. b) Moderate standards focused on key elements such as entrances, building orientation, and transitions. c) Minimal design standards with greater flexibility.*
How should the code balance tree canopy with new housing?	Stronger tree protections can preserve canopy, reduce heat, and support environmental goals. Greater flexibility can create more opportunities for housing and redevelopment, especially on smaller lots.	a) Require the strongest tree canopy standards permitted under state law. b) Require moderate canopy standards with flexibility for constrained sites. c) Prioritize housing and redevelopment opportunities over canopy requirements.*

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