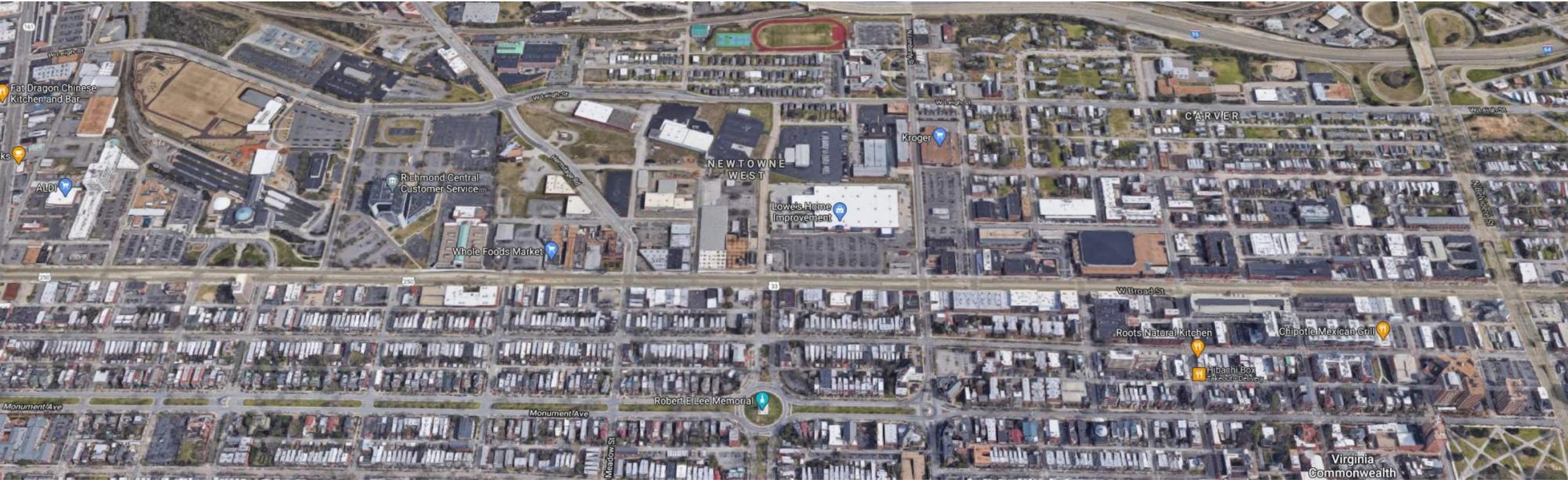


Pulse Corridor Zoning



Compact & Mixed

- Development around Pulse stations has a rich mix of uses and is compact, sustainable, and high-quality.

Connected

- Pedestrians and cyclists access homes, jobs, entertainment, everyday needs, and transit in a safe, pleasant, and engaging public realm.

Thriving & Equitable

- New development includes housing for all income levels and new jobs. Increased development in the Corridor supports Pulse ridership with a goal of over \$1 billion in additional assessed value over the next 20 years.

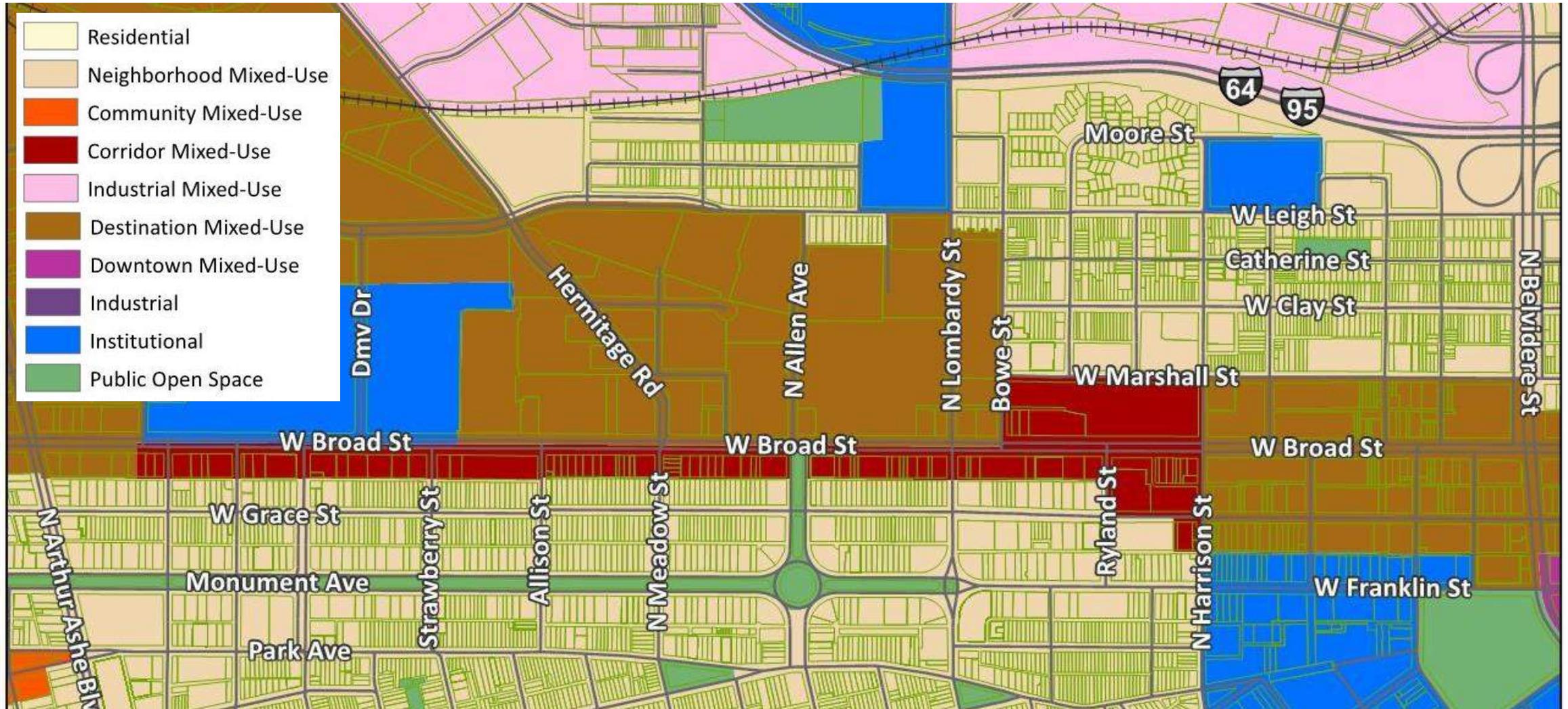
- **Nodal Mixed-Uses at the W. Broad Street / Boulevard gateway** generate a critical mass of people at a premier entrance to the city
- **Institutional land uses north of W. Broad Street** enhance the cultural destinations by replacing surface parking with uses that engage pedestrians and provide connections across large parcels
- **Corridor Mixed-Use area on the south side of W. Broad Street** envisions more limited redevelopment at a smaller scale and height, prioritizing the preservation of significant historic buildings
- **New development on the south side of W. Broad Street** should be limited to five stories in height between Boulevard and Strawberry Street, with the exception of W. Broad and Robinson Street intersection, which should be developed at a higher scale

-
- **Nodal Mixed-Uses on the north side of W. Broad Street** will enable transformative redevelopment to an urban, midrise area
 - **Corridor Mixed-Use area on the south side of W. Broad Street** envisions more limited redevelopment at a smaller scale and height, prioritizing the preservation of significant historic buildings
 - **New development on the south side of W. Broad Street** should be limited to four stories in height between Strawberry and Ryland

-
- **Nodal Mixed-Uses** at the intersection of Belvidere and W. Broad Streets permit the development of tall, signature buildings at a very prominent entrance to the city of Richmond
 - **Corridor Mixed-Uses along W. Broad Street** encourage the continued development of pedestrian-oriented commercial uses on the ground floors and allow taller building heights that continue to add residential and employment density near the Pulse station
 - **Neighborhood Mixed-Uses in Carver** support the existing medium-density residential development while allowing corner commercial and multi-family residential uses where appropriate

Richmond 300: future land use

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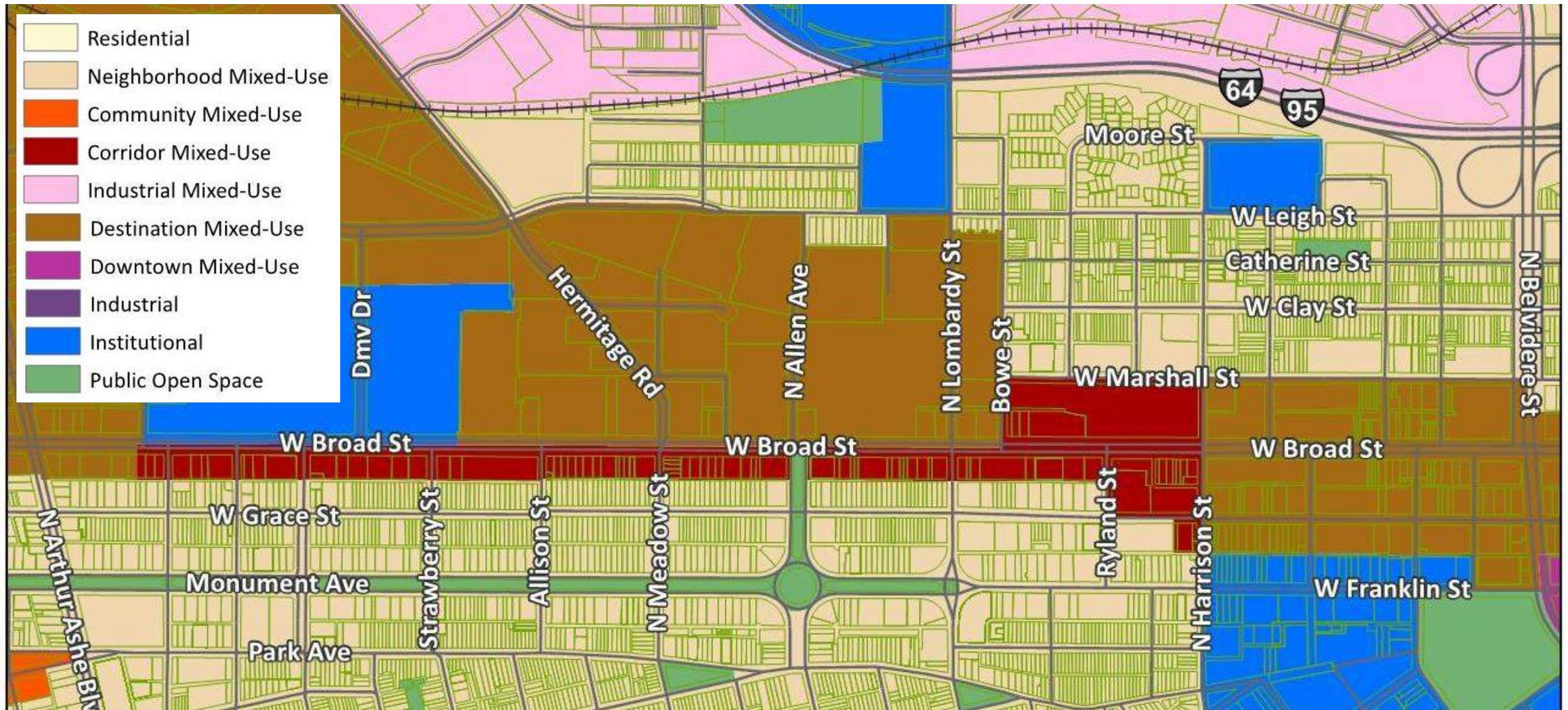
Richmond 300: future land use

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	Neighborhood Mixed-Use	Corridor Mixed-Use	Destination Mixed-Use
RENDERING			
PRIMARY USES	single-family houses, ADUs, duplexes, small multi-family (<10 units), open space	retail, office, personal service, multi-family residential, cultural, open space	retail, office, personal service, multi-family residential, cultural, open space
SECONDARY USES	large multi-family, retail, office, personal service, institutional, cultural, government	single-family houses, institutional, government	institutional, government
HEIGHT	2 to 4 stories	2 to 10 stories	at least 5 stories

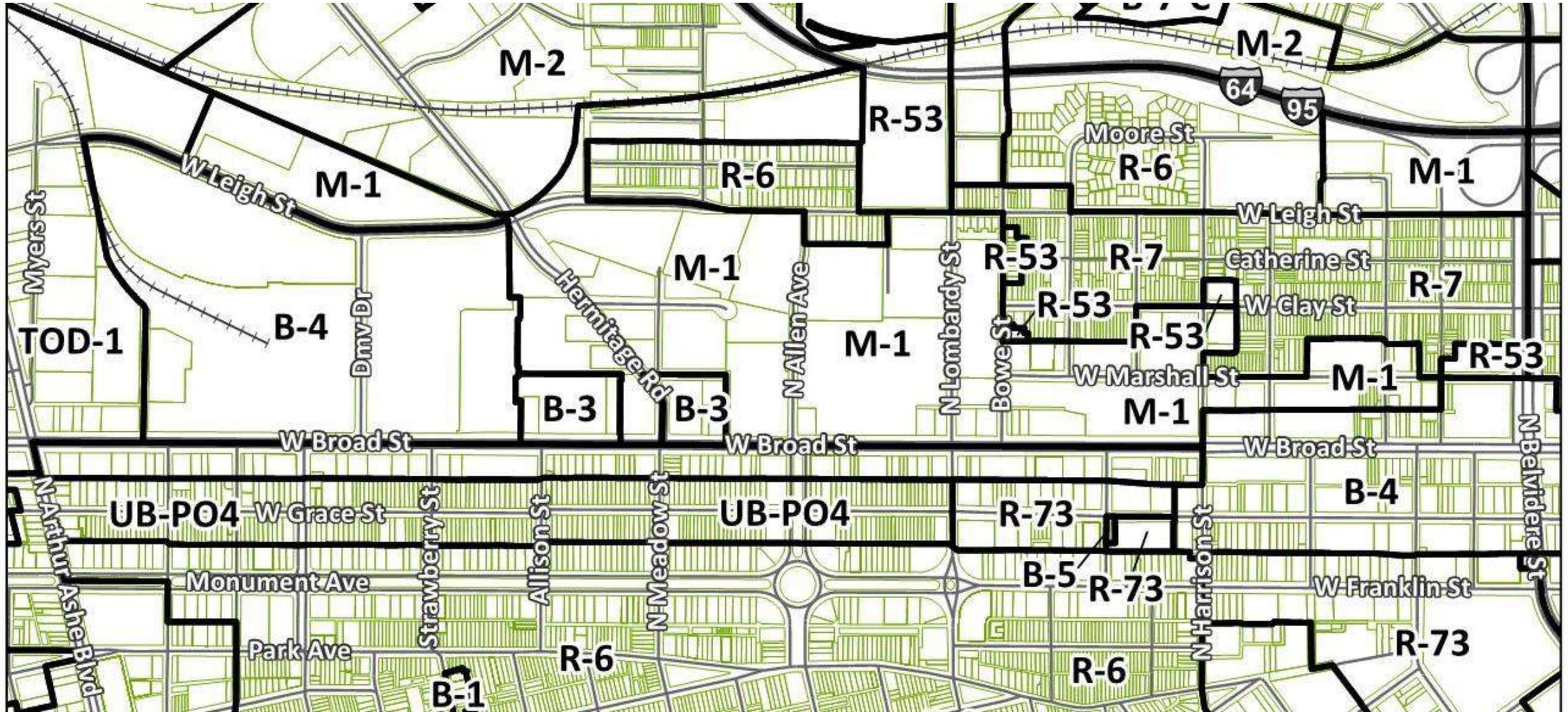
Richmond 300: future land use

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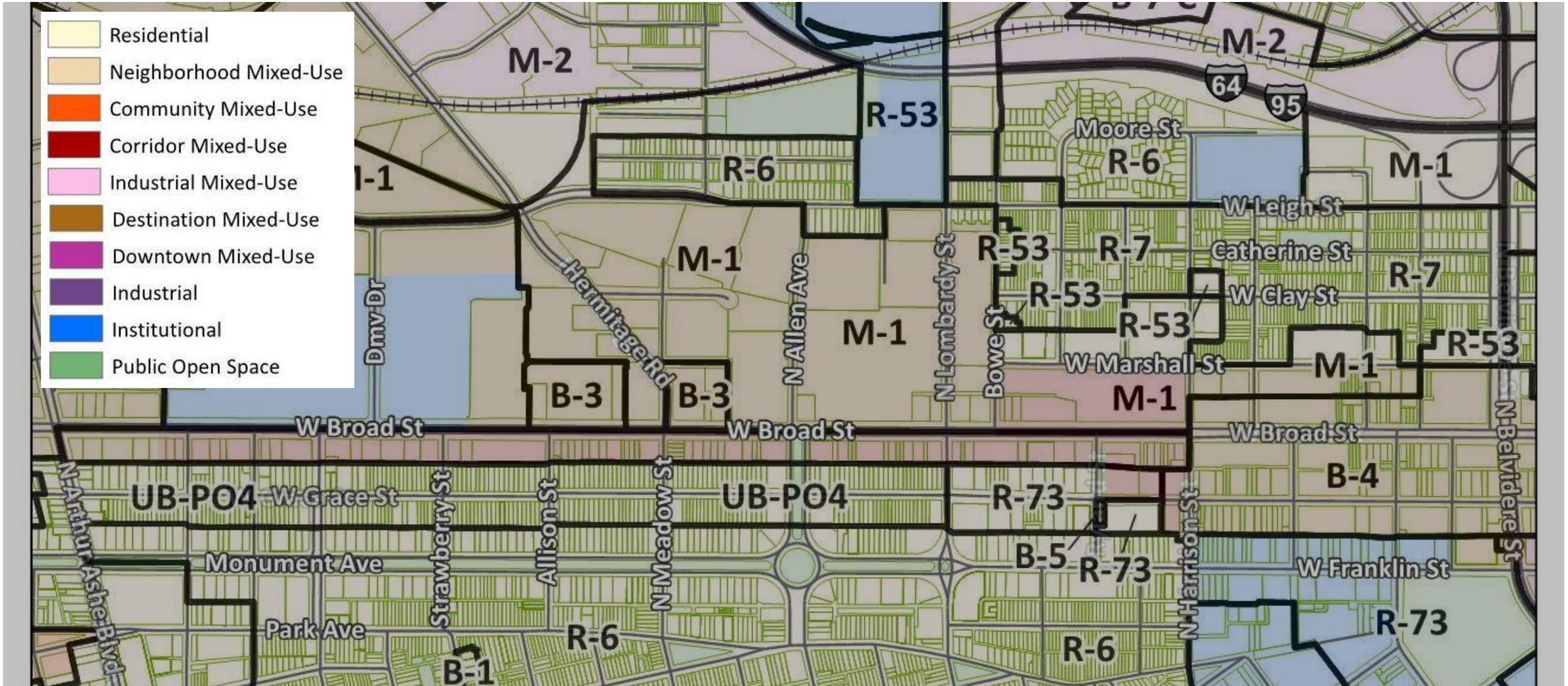
Zoning: existing

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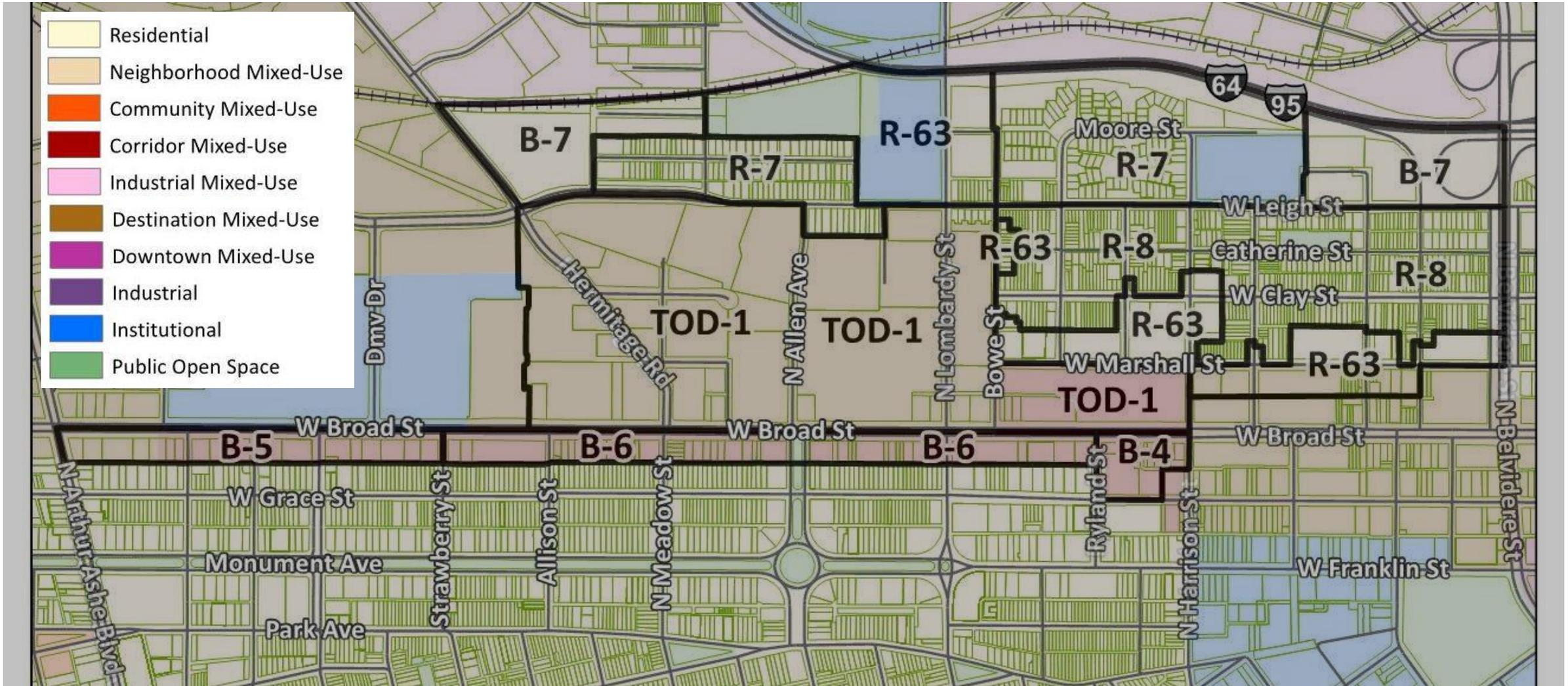
Zoning: existing

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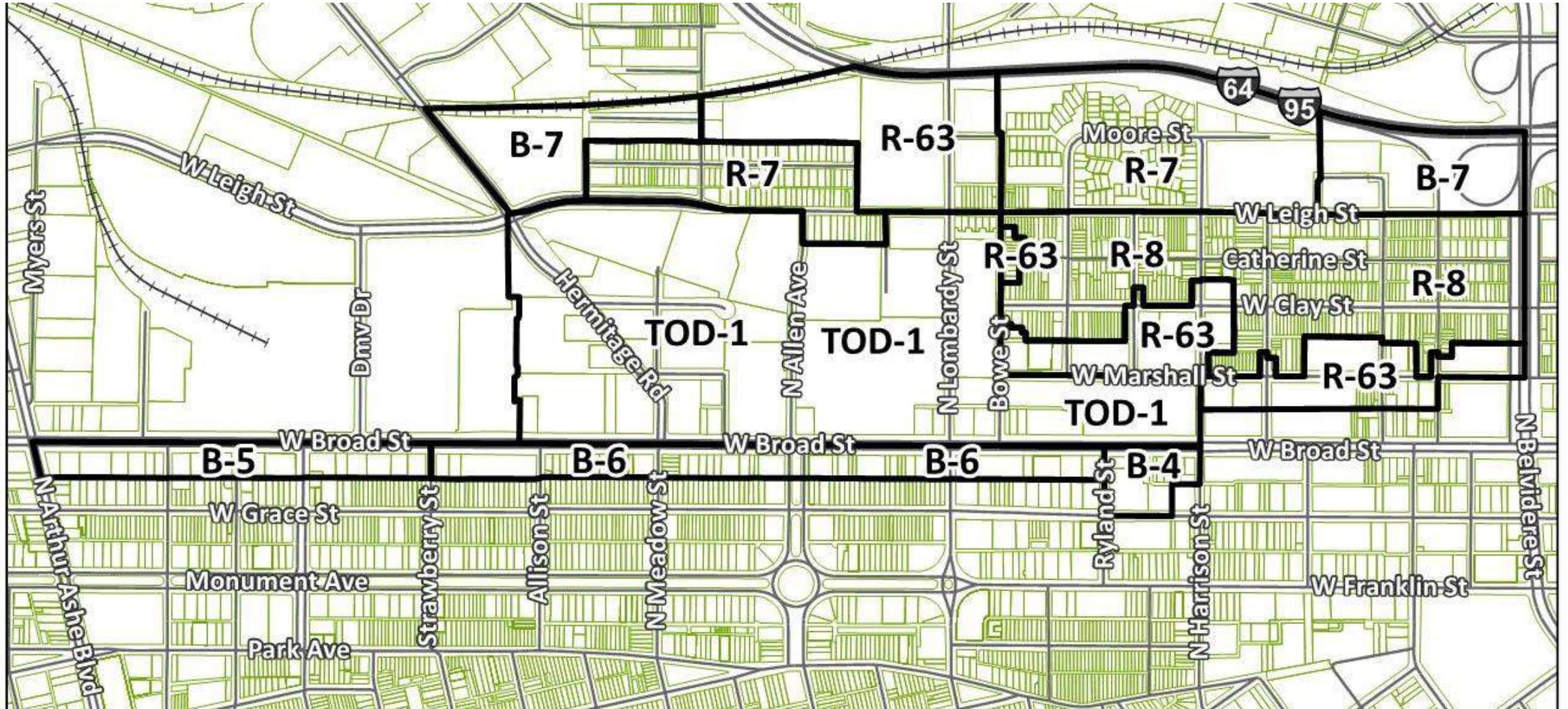
Zoning: proposed

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Zoning: proposed

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Zoning district comparisons: residential

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	R-6: Single-Family Attached Residential	R-7: Single and Two-Family Urban Residential	R-8: Urban Residential
PERMITTED USES	single-family detached single-family attached two-family detached two-family attached houses (existing) compatible civic uses	single-family detached single-family attached two-family detached two-family attached houses (existing) compatible civic uses	single-family detached single-family attached two-family detached two-family attached houses compatible civic uses limited neighborhood businesses (by CUP)
NEIGHBORHOODS	Church Hill The Fan Museum District Newtowne West Southern Highland Park	Carver Oregon Hill Blackwell	Church Hill Chimborazo Manchester

Zoning district comparisons: residential

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	R-6	R-7	R-8
MAXIMUM HEIGHT	35' <i>2 to 3 stories*</i>	35' <i>2 to 3 stories*</i>	30' to 36'* 2 to 3 stories
MINIMUM FRONT YARD	15'	15'	10' to 18'
MINIMUM SIDE YARD	3' to 5'	3' to 5'	0' to 5'
MINIMUM REAR YARD	5'	5'	5'
MINIMUM LOT WIDTH	16' to 50'	18' to 42'	16' to 28' 45' max
MINIMUM LOT AREA	5,000 sf (detached) 2,200 sf (attached) 6,000 sf (two-family)	3,600 sf (detached) 2,200 sf (attached) 4,400 sf (two-family)	3,000 sf (detached) 2,200 sf (attached) 3,400 ft (two-family)

Zoning district comparisons: residential

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	R-53: Multifamily Residential	R-63: Multifamily Urban Residential	R-73: Multifamily Residential
PERMITTED USES	multi-family dwellings single-family dwellings two-family dwellings some commercial and civic uses	multi-family dwellings single-family dwellings two-family dwellings some commercial and civic uses; more on corner parcels	multi-family dwellings single-family dwellings two-family dwellings some commercial and civic uses
NEIGHBORHOODS	Gilpin Whitcomb Mosby Windsor	The Fan South Jackson Ward Manchester Union Hill	The Fan (portions) VCU

Zoning district comparisons: residential

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	R-53	R-63	R-73
MAXIMUM HEIGHT	35' to 60' <i>3 to 6 stories*</i>	30' to 56'* 3 to 4 stories	150' <i>10 to 15 stories*</i>
MINIMUM FRONT YARD	15'	0' 15' max	15'
MINIMUM SIDE YARD	3' to 5'	3' to 5'	5' to 15'
MINIMUM REAR YARD	5' to 15'	5' to 15'	5' to 15'
MINIMUM LOT WIDTH	18' to 42'	16' to 27'	18' to 42'
MINIMUM LOT AREA	3,600 sf (detached) 2,200 sf (attached) 4,400 sf (two-family) 5,000 sf (multifamily)	3,000 sf (detached) 2,200 sf (attached) 2,600-3,200 sf (two-family) 4,000 sf (multifamily)	3,600 sf (detached) 2,200 sf (attached) 4,400 sf (two-family)

Zoning district comparisons: mixed-use

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	UB-PO4	B-4	B-5	B-6	B-7	TOD-1
MIN HEIGHT	----	----	2 stories	2 stories	----	----
MAX HEIGHT	28'	4:1 incline plane	5 stories	4 stories	5 to 6 stories	12 stories
MIN FRONT YARD	0'	0'	0'	0'	0'	0' to 15'
MIN SIDE YARD	0' to 10'	0' to 10'	0' to 10'	0' to 10'	0' to 10'	0' to 20'
MIN REAR YARD	0' to 20'	0' to 20'	0' to 20'	0' to 20'	0' to 20'	0' to 20'
NEIGHBORHOODS	Brookland Carytown Six Points	Downtown DMV	Hull Street Shockoe	Commerce Semmes	Manchester Scott's Add	Manchester Monroe Scott's Add

Zoning district comparisons: parking requirements

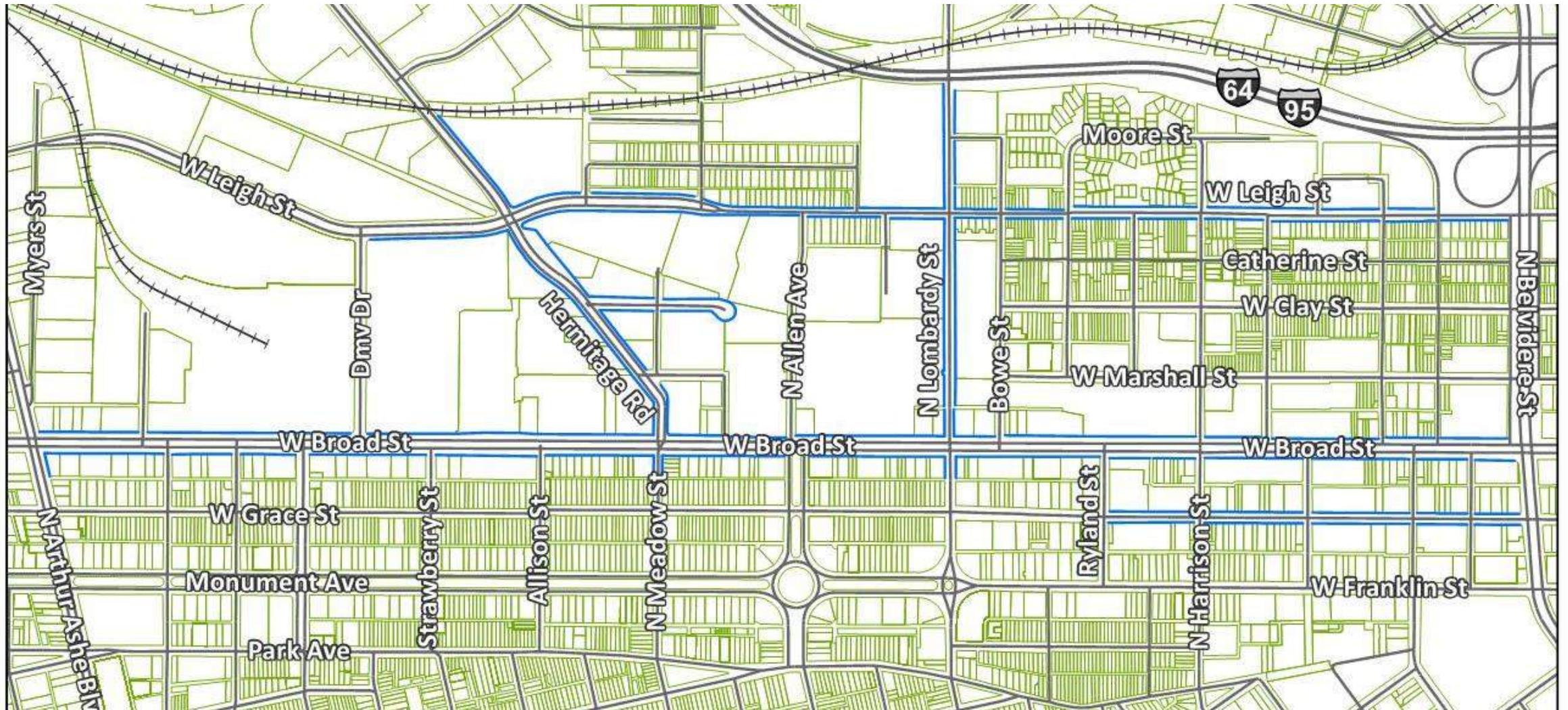
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	Dwelling Units	Commercial Uses
UB-PO4	1 per dwelling unit; for mixed-use buildings none for 1 to 3 units; otherwise, 1 per 4 dwelling units	Based on square footage and/or intensity of use, but reduced for most uses per the parking overlay designation
B-4	None for 1 to 16 dwelling units; 1 per 4 dwelling units over 16 units	None required, except for hotels and motels (1 per every 4 guestrooms)
B-5	None for 1 to 16 dwelling units; 1 per 4 dwelling units over 16 units	None required, except for hotels and motels (1 per every 4 guestrooms)
B-6	1 per dwelling unit	Based on square footage and/or intensity of use
B-7	1 per dwelling unit	Based on square footage and/or intensity of use
TOD-1	None for 1 to 16 dwelling units; 1 per 2 dwelling units over 16 units	None required, except for hotels and motels (1 per every 4 guestrooms)

A designation that applies most to corner properties and requires the same form-based considerations which apply to principal streets (the highest order street fronting a parcel) to be applied to these other streets as well. This helps in a situation where a building is at the intersection of two major roads. Typically only one road would be the principal street requiring special treatment as outlined in the Zoning Ordinance. This requires that both roads receive special treatment in order to improve the design and function of the new development.

Priority streets: proposed

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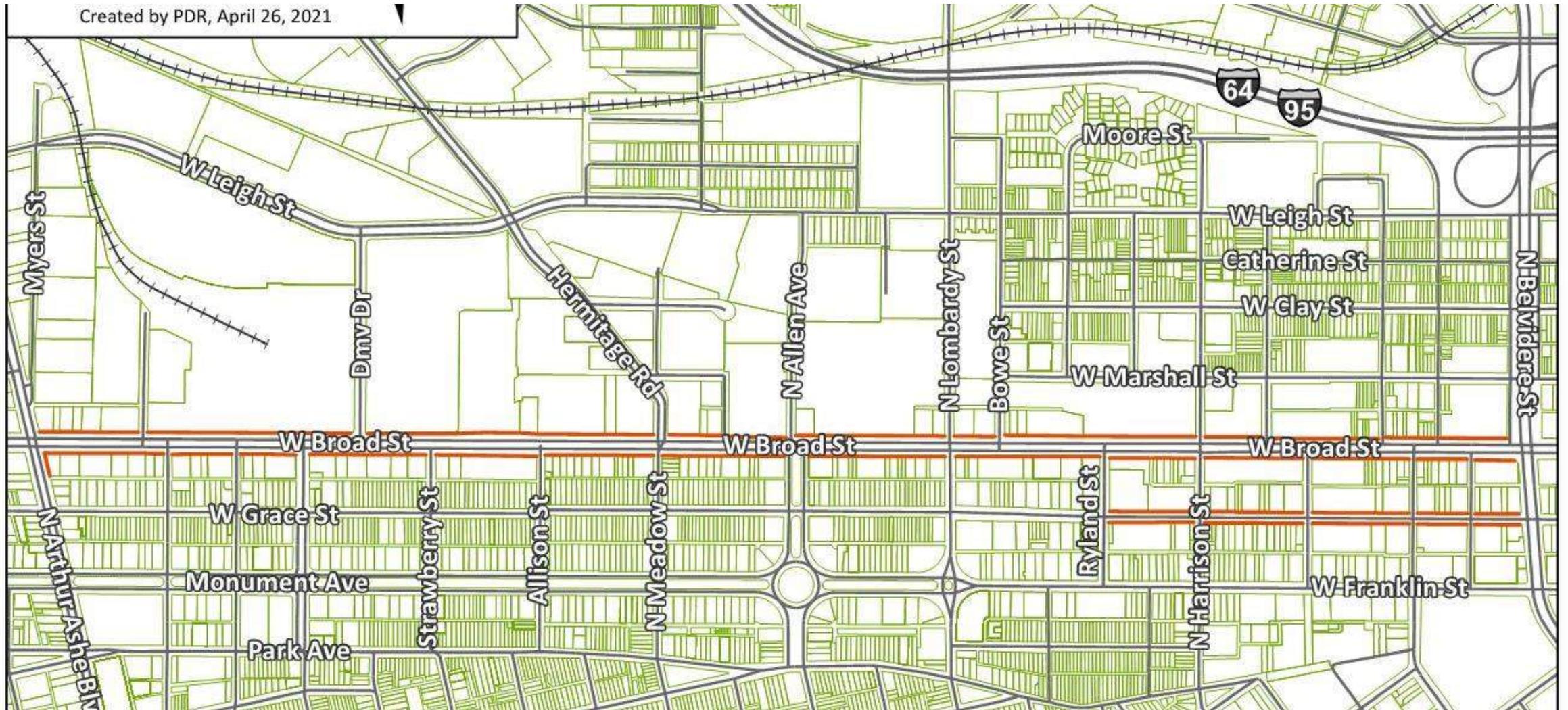
Street oriented commercial frontage

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For land that is on a street that has a Street Oriented Commercial Frontages requirement, the owner is not allowed to put housing units on the ground floor and is required to put offices, stores, restaurants, or other commercial uses on the ground floor. This special designation is usually found on major roads that have transit on them.

Street oriented commercial frontage: proposed

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Proposed schedule

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M 5/17: CPC presentation

M 5/24: CC introduction

TBD: public engagement sessions

M 6/21: CPC consideration with public hearing

M 6/28: CC consideration with public hearing

Discussion

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