



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

# Three Zoning Changes



Public Meetings

December 2022

# Agenda

- I. Summary of the Three Zoning Changes
- II. Community Engagement & Feedback
- III. Draft Recommendations
- IV. Discussion

# City Departments Involved

- Planning & Development Review
- Economic Development
- Housing & Community Development
- Human Services
- Finance
- Public Works
- City Attorney
- CAO's Office

# Three Zoning Changes Overview

## Eliminate Parking Space Minimums (RES. 2021-R027)

INTRODUCED: April 26, 2021

A RESOLUTION No. 2021-R027

To declare a public necessity to amend ch. 30 of the City Code and to initiate an amendment to the City's zoning ordinance to eliminate parking space minimums.

Patrons – Mr. Addison, Vice President Robertson, Mr. Jones and Ms. Lambert

Approved as to form and legality  
by the City Attorney

PUBLIC HEARING: MAY 24 2021 AT 6 P.M.

WHEREAS, section 15.2-2286 of the Code of Virginia (1950), as amended, provides that a zoning ordinance may include, among other things, reasonable regulations and provisions for the amendment of regulations or district maps from time to time; and

WHEREAS, in accordance with section 15.2-2286 of the Code of Virginia (1950), as amended, such amendment may be initiated by resolution of the governing body, provided that any such resolution by the governing body proposing an amendment to the regulations or district maps shall state the public purposes therefor; and

WHEREAS, the Council of the City of Richmond believes that the City's zoning ordinance, codified as Chapter 30 of the Code of the City of Richmond (2020), as amended,

AYES: 8 NOES: 1 ABSTAIN: \_\_\_\_\_

ADOPTED: MAY 24 2021 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

## Permit Accessory Dwelling Units (CPCR.2021.095)



April 5, 2021

RESOLUTION CPCR.2021.095

MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION

MOTION OF THE CITY OF RICHMOND PLANNING COMMISSION TO DECLARE AN INTENT TO AMEND THE ZONING ORDINANCE FOR THE PURPOSE OF PERMITTING ACCESSORY DWELLING UNITS IN ADDITIONAL ZONING DISTRICTS IN THE CITY OF RICHMOND.

WHEREAS, in accordance with §17.06 of the Charter of the City of Richmond, the City Planning Commission has adopted and City Council has approved a master plan, known as *Richmond 300*, to promote a coordinated, adjusted, and harmonious development of the city and its environs; and

WHEREAS, in accordance with §17.10 of the Charter of the City of Richmond, the City Council has adopted a comprehensive zoning ordinance in order to regulate the use of land, buildings, and structures in a manner consistent with future land uses identified in the *Richmond 300*; and

WHEREAS, The Residential and Neighborhood Mixed-Use Future Land Use categories of *Richmond 300* identify accessory dwelling units as primary uses in such areas; and

WHEREAS, Objective 14.5 (c) of *Richmond 300* states the City should update the Zoning Ordinance to permit accessory dwelling units by-right with form-based requirements in all residential zones in order to encourage more housing types throughout the city; and

WHEREAS, Objective 14.9 (h) of *Richmond 300* states the City should amend the Zoning Ordinance to permit accessory dwelling units in all residential zones in order to assist households that desire to age in place in their neighborhoods; and

WHEREAS, in accordance with §17.14 of the Charter of the City of Richmond, the City Planning Commission may prepare and submit changes to the zoning ordinance, including both districts and maps, as changing conditions may make necessary.

NOW, THEREFORE BE IT RESOLVED, that the City Planning Commission hereby concludes, for the purposes of public necessity, convenience, general welfare, and good zoning practice, and in order to best promote health, safety, morals, comfort, prosperity, and general welfare, as well as efficiency and economy in the process of development, that an amendment to the City's zoning ordinance shall be drafted for the purpose of permitting accessory dwelling units in additional zoning districts in the City of Richmond.

Rodney Poole  
Chair, City Planning Commission

Matthew Ebinger  
Secretary, City Planning Commission

## Revise Short-Term Rental Regulations (CPCR.2021.168)



CITY OF RICHMOND  
PLANNING COMMISSION

18 January 2022

CPCR.2022.003 (CPCR.2021.168)

RESOLUTION OF THE CITY OF RICHMOND PLANNING COMMISSION

TO DECLARE AN INTENT TO AMEND THE ZONING ORDINANCE AS IT PERTAINS TO REGULATING SHORT-TERM RENTALS

WHEREAS, in accordance with §15.2-2286 Code of Virginia, an amendment to the zoning regulations or district maps may be initiated by motion of the City of Richmond Planning Commission provided any such motion or resolution of the Commission proposing an amendment to the regulations or district maps shall state the public purposes therefor; and

WHEREAS, the City adopted amendments to the Zoning Ordinance permitting short-term rentals in June 2020, for which supplemental regulations are found in Chapter 30, Article VI, Division 14 City Code; and

WHEREAS, the Department of Planning and Development Review, responsible for administering and enforcing the Zoning Ordinance, concludes such regulations, as written, are difficult to enforce effectively, efficiently, and equitably; and

WHEREAS, the permission of short-term rentals should continue to be encouraged as an economic development activity that provides desirable employment, enlarges the tax base, and facilitates an attractive community; and

WHEREAS, the regulation of short-term rentals remains necessary in order to secure safety from fire, flood, panic and other danger; promote health, sanitation and general welfare; and avoid undue concentration of population.

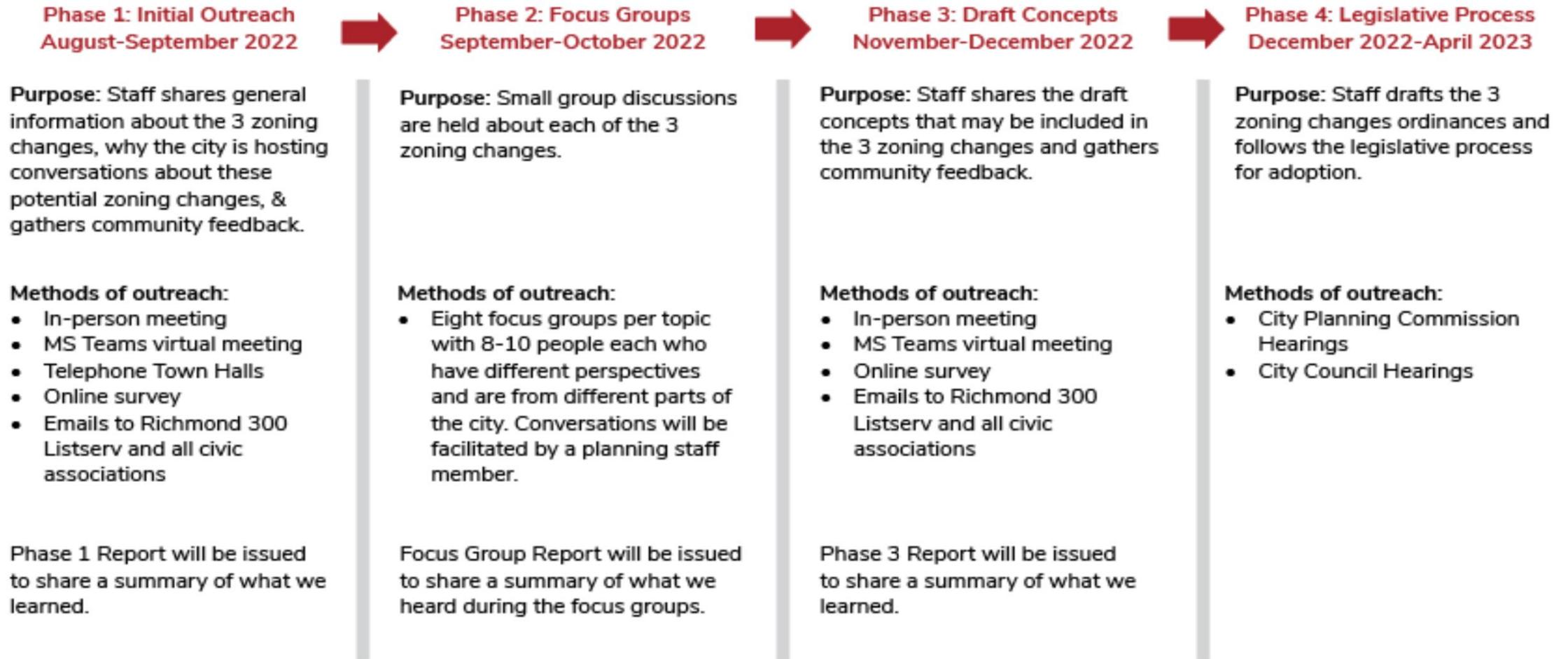
NOW, THEREFORE BE IT RESOLVED THAT, for the purposes of public necessity, convenience, general welfare, and good zoning practices, the City of Richmond Planning Commission hereby adopts a resolution of intent to amend the Zoning Ordinance as it pertains to regulating short-term rentals.

Rodney Poole  
Chair, Planning Commission

Richard Saunders  
Secretary, Planning Commission

906 E. BROAD STREET • RICHMOND, VA 23219 • 804.646.3147 • ASKPR@RVA.GOV • RVA.GOV

# Three Zoning Changes Timeline



# Public Meetings & Engagement

- 3 Public Meetings
  - 2 Telephone Town Halls
  - Online Survey
  - 6 Focus Groups
- Approx. 740 people attended public meetings (potential for people to attend multiple meetings)
  - 562 survey responses



# Eliminate Parking Space Minimums

# History of Parking Space Requirements in Richmond

**1927** – First City Zoning Ordinance created (no parking requirements)

**1943** – Parking space requirements for residential uses and commercial uses in certain zoning districts

**1960** – Amendments to Zoning Ordinance with separate parking requirements section

	Number of Parking Spaces required:		
1. Single-family dwelling; Two-family dwelling.	1 for each dwelling unit.	17. Food or delicatessen store; Drug store; Restaurant, tea room; Dance hall or night club.	1 for each 100 square feet of floor area.
2. Apartment; Apartment hotel.	2 for each 3 dwelling units.	18. Retail or personal service establishment except as otherwise specified herein.	1 for each 200 square feet of floor space.
3. Motel or motor court; Tourist home.	1 for each sleeping room or suite.	19. Bank, financial institution; Office for a profession or business; Medical and Dental Clinics; Institution of a religious, educational, eleemosynary, charitable or philanthropic nature, not including churches.	3 plus 1 for each 400 square feet of floor area in excess of 1,000 square feet.
4. Boarding house; Lodging house.	1 for each 2 sleeping rooms.	20. Art gallery; Library; Museum.	10 plus 1 for each 300 square feet of floor area in excess of 2,000 square feet.
5. Hotel.	1 for each 3 sleeping rooms or suites plus 1 for each 200 square feet of commercial floor area.	21. Furniture or appliance store; Hardware store; Wholesale establishment; Tire repair and vulcanizing; Automobile and trailer sales and service; Clothing and shoe repair or service shop; Machinery or equipment sales and service; Telegraph or messenger station; Distribution station.	2 plus 1 for each 500 square feet of floor area in excess of 1,000 square feet.
6. Hospital.	1 for each 4 beds.	22. Printing, cabinetmaking, plumbing and heating or similar service shop.	1 for each 3 employees.
7. Fraternity or sorority house; Nursing, convalescent or rest home.	1 for each 6 beds.	23. Manufacturing or industrial establishment; Research or testing laboratory; Creamery; Bottling plant; Warehouse or similar establishment.	1 for each 2 employees on the maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith.
8. Theatre; Auditorium; Sports arena; Stadium; Exposition building; Circus, carnival.	1 for each 5 seats or individual seating spaces.		
9. Church or other place of worship.	1 for each 8 seats in main auditorium.		
10. School—nursery through junior high (public or private)	1 for each 10 seats in main auditorium or 1 for each classroom whichever is greater.		
11. High school or college; Vocational or industrial school; (public or private)	1 for each 8 seats in main auditorium or 3 for each classroom whichever is greater.		
12. Driving range.	2 for each tee.		
13. Golf course (including miniature golf).	5 for each tee or hole.		
14. Bowling alley.	5 for each lane.		
15. Private club or lodge; Private park, recreational area, etc.	1 for each 5 members.		
16. Funeral home.	1 for each 50 square feet of floor area in slumber rooms, parlors, and individual funeral		

# Current Parking Space Requirements

- Section 30-710.1(a) of the Zoning Ordinance provides the number of off-street parking spaces required for particular uses
- Minimums for residential uses typically based on number of dwelling units while commercial use minimums often determined by floor area
- Existing Parking Overlay and Parking Exempt Districts and complexity of nonconforming (grandfathered) parking spaces
- Off-street parking not required in certain districts for uses other than dwelling uses, hotels and motels

# Feedback on Eliminating Parking Space Minimums

CHALLENGES	OPPORTUNITIES
Better public transit needed	Better utilization of land for businesses, housing and green space
Potential overcrowding of street parking	Helps decrease cost of housing
Could deter businesses, residents and visitors	Reduces environmental impact
Impact on existing infrastructure from increased density	Reduces administrative burden, especially for small businesses

# Staff Draft Recommendation

## Eliminate parking space minimum requirements from the City's Zoning Ordinance

**DIVISION 2. OFF-STREET PARKING REGULATIONS**

**Sec. 30-710.1. Number of spaces required for particular uses.**

(a) Except as otherwise provided in this article, the minimum number of off-street parking spaces required for uses located in any district shall be as follows (See Sections 30-710.2 through 30-710.3 for special off-street parking requirements in certain districts and the method of determining the number of parking spaces, and see Article IX of this chapter for requirements for property located in a parking overlay (PO) district):

Use	Number of Spaces Required	Use	Number of Spaces Required	Use	Number of Spaces Required
(1) Dwelling, single-family detached	1	(6) Dwelling, multifamily, where at least 90 percent of units are occupied by persons 60 years or more of age	1 per 2 dwelling units	(20) Theater, auditorium, sports arena or stadium	1 per 5 seating capacity
(2) Dwelling, single-family attached	1	(7) Live/work unit	1	(21) Private park, recreational area or country club	1 per 5 members
(3) Dwelling, two-family	2	(8) Mobile home	Average of 1.5 per unit	(22) Public golf course or miniature golf course	5 per hole
(4) Dwelling, multifamily:		(9) Tourist home, hotel or motel:		(23) Golf driving range	2 per tee
a. One main building on a lot of record	1 per dwelling unit	a. RO-3, HO, B-6, B-7, RF-1, RF-2, CM and OCC districts	1 per guestroom up to 100 rooms, plus 1 per every 2 guestrooms over 100 rooms	(24) Bowling alley	5 per lane
b. More than one main building on a lot of record	1.5 per dwelling unit containing 2 bedrooms or more; 1.25 per dwelling unit containing fewer than 2 bedrooms	b. B-4, B-5, TOD-1 districts	1 per every 4 guestrooms	(25) Office: general; medical or dental office or clinic; social service delivery use; animal hospital	1 per 300 sq. ft. of floor area for the first 1,500 sq. ft., plus 1 per 400 sq. ft. in excess thereof
c. In R-63 district	1 per dwelling unit	c. All other districts	1 per guestroom	(26) Funeral home	1 per 4 seating capacity, plus 1 per 2 employees
(5) Dwelling unit:		(10) Lodginghouse	1 per 4 occupants	(27) Service station, auto repair	2 per service bay or repair stall plus spaces to accommodate all vehicles used in connection therewith
a. In B-1, B-2, B-3, and UB districts where such units are contained within the same building as a nondwelling use	None for 1 to 3 units; otherwise, 1 per 4 dwellings	(11) Fraternity or sorority house	1 per 4 beds	(28) Restaurant, tearoom or similar food and beverage service establishment	1 per 100 sq. ft. of floor area, plus 5 stacking spaces per restaurant drive-in window
b. In B-4 and B-5 districts	None for 1 to 16 dwelling units; 1 per 4 dwelling units over 16 units	(12) Nursing home, adult care residence, group home, Shelter	1 per 4 beds	(29) Nightclub	1 per 70 sq. ft. of floor area
c. In B-4 district where such units are contained within the same building as a non-dwelling use	None	(13) Hospital	1 per 3 beds, plus 1 per 3 employees and staff	(30) Grocery store, convenience store, specialty food or beverage store, take-out restaurant	a. Grocery or convenience store occupying more than 5,000 sq. ft. of floor area; take-out restaurant with no patron seating 1 per 150 sq. ft. floor area b. Grocery or convenience store occupying more than 5,000 sq. ft. of floor area; specialty food or beverage store 1 per 300 sq. ft. floor area
d. In R-2 district where such units are contained within the same building as a non-dwelling use	1 per 2 dwelling units	(14) Church or synagogue or place of worship	1 per 8 seats in main auditorium	(31) Retail or personal service establishment, financial service, retail bakery (unless otherwise specified herein)	1 per 300 sq. ft. floor area
		(15) Day care center or nursery	1 per 2 employees	(32) Bank or savings and loan office, including drive-in	1 per 300 sq. ft. for the first 1,500 sq. ft. of floor area, plus 1 per 400 sq. ft. in excess thereof, plus 5 stacking spaces per drive-in teller
		(16) School: kindergarten through junior high (public or private)	1 per 10 seats in main auditorium or 1 per classroom, whichever is greater	(33) Furniture, appliance or hardware store; auto salesroom; tire repair and sales; clothing, shoe or other repair shop; machinery and equipment sales and service	1 per 500 sq. ft. of floor area
		(17) School: high school, college or vocational (public or private)	1 per 8 seats in main auditorium or 3 per classroom, whichever is greater	(34) Wholesale establishment	1 per 800 sq. ft. of floor area, plus spaces to accommodate all vehicles used in connection therewith
		(18) Lodge, club or meeting facility	1 per 100 sq. ft. floor area in meeting or club rooms	(35) Manufacturing, processing, fabricating, testing, research, bottling, warehousing and distribution establishments	1 per 2 employees, plus spaces to accommodate all vehicles used in connection therewith
		(19) Art gallery, library or museum	10, plus 1 per 300 sq. ft. of floor area in excess of 2,000 sq. ft.	(36) Shopping centers	1 per 300 sq. ft. of gross leasable area, provided that for shopping centers with greater than 50 percent of the gross leasable area devoted to uses for which the number of spaces required is 1 per 100 sq. ft. of floor area or greater, required parking shall be as specified in Section 30-710.3(e)
				(37) Philanthropic, charitable or eleemosynary institution	Sum of spaces required for each component of the use, per the most similar use listed in this section
				(38) Flea market	1 per 300 sq. ft. of area devoted to sales and display
				(39) Marinas	1 per 3 boat slips, provided that parking for uses other than a marina shall be as specified in Section 30-710.3(f)

# Staff Draft Recommendation

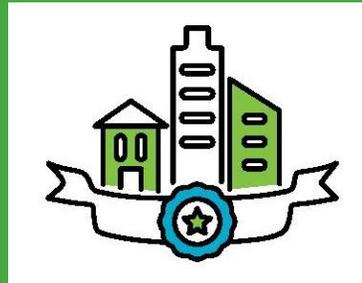
## Continue to implement the following initiatives:

- Expand transit system and bicycle and pedestrian infrastructure
- Promote shared parking
- Revise residential on-street parking permit programs
- Assess curbside time limits periodically



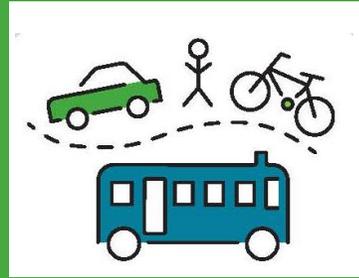
# Richmond 300

## High-Quality Places



Richmond is a well-designed city of communities interconnected by a network of Nodes, public facilities, and open spaces providing services to residents, businesses, and visitors.

## Equitable Transportation



Richmond prioritizes the movement of people over the movement of vehicles through a safe, reliable, equitable, and sustainable transportation network.

## Diverse Economy



Richmond is home to a variety of businesses and industries that offer opportunities for quality employment and capital investment.

## Inclusive Housing



Richmond is a city where all people can access quality housing choices.

## Thriving Environment



Richmond is a sustainable and resilient city with healthy air, clean water, and a flourishing ecosystem.

# Rationale for Eliminating Parking Minimums

- Decades of incremental parking changes – current regulations remain onerous and complicated
- Support multi-modal mobility
- Cost savings for businesses and housing
- May encourage the redevelopment of surface parking lots



# Nonconforming “Grandfathered” Parking Spaces

Intersection W Cary Street and S Laurel St



CERTIFICATE OF OCCUPANCY  
CITY OF RICHMOND, VIRGINIA

THIS CERTIFICATE CERTIFIES THAT THE STRUCTURE WAS IN COMPLIANCE WITH THE VARIOUS ORDINANCES OF THE CITY AND THE U.S.B.C. AT THE DATE OF APPLICATION

ADDRESS OF THE STRUCTURE: 733 W CARY ST RICHMOND, VA. ZIP: 23220

OCCUPANTS NAME: TODD, MARY

OWNERS NAME: MOSES, CHARLES A. OWNERS ADDRESS: 801 WEST CARY STREET RICHMOND, VA ZIP: 23220

PURPOSE: RESTAURANT ASSOCIATED BUILDING PERMIT: NONE

USE GROUP: A-3 TYPE OF CONSTRUCTION: MASONRY WALL BEARING SQ. FEET: 00001000

OCCUPANCY LOAD: 48 FLOORS TO BE OCCUPIED: 1ST FLOOR ZONING: B3

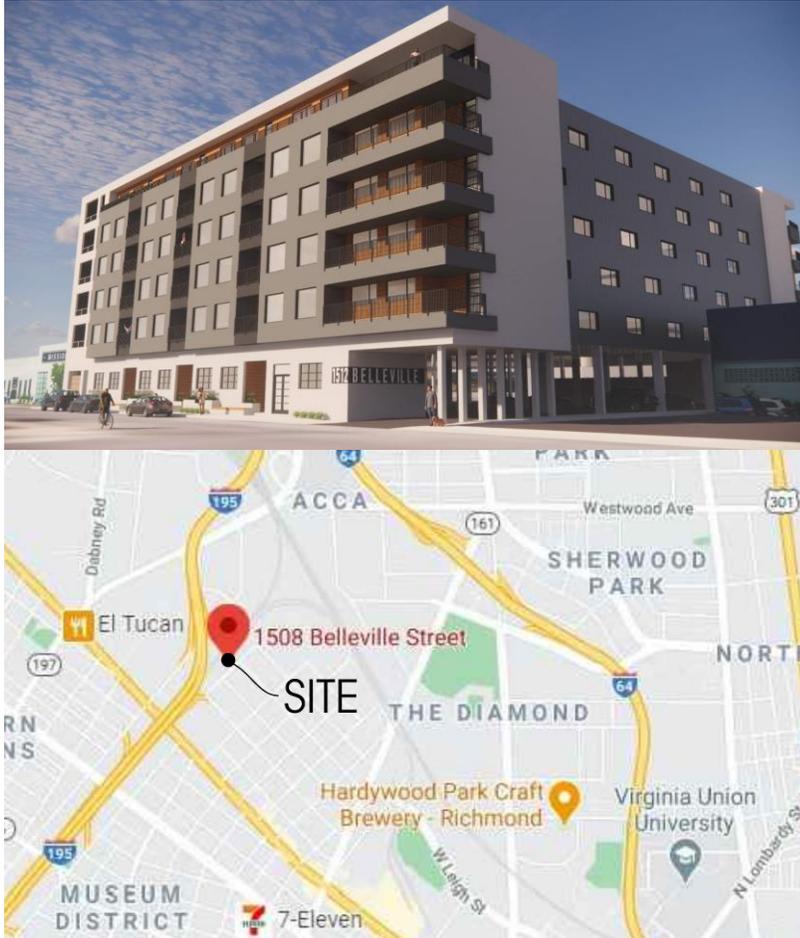
NO: PARKING SPACES: ONSITE OFFSITE: PARKING LEASE REQUIRED NO.

\*\*\*\*\* SPECIAL CONDITIONS / STIPULATIONS \*\*\*\*\*

PLANNING  
RESTAURANT-1ST.FL. APT.-2ND.FL. SINCE 1956 PKG. NON-CONFORMING

- Restaurant use established prior to off-street parking requirements
- 23 nonconforming parking spaces associated with use and building (spaces don't physically exist)
- Special Use Permit required if built today

# Special Use Permit - Parking



- SUP Submittal (\$2,400) – January 2021
- SUP Approval – September 2021
- 126 parking spaces required
- 70 parking spaces proposed
- 38 bicycle parking spaces proposed
- Meets parking requirements of other mixed-use zoning districts

# Required vs. Provided Parking Spaces



Off-street parking space count of 50 residential, commercial, and mixed-use developments that were completed, approved, or proposed over the past five years in the R-48, R-63, R-73, RO-2, UB, B-3, B-4, B-5, B-7, and TOD-1 zoning districts.

Required	Provided	Difference
4,789	12,646	7,857

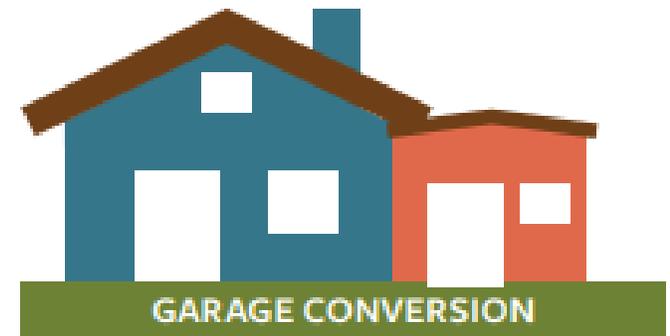
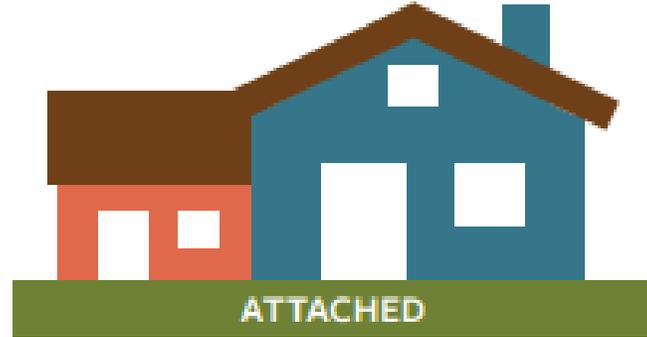
# Permit Accessory Dwelling Units

# What is an Accessory Dwelling Unit?

- Smaller, independent dwelling unit located on the same lot as another residential structure
- Commonly known as accessory apartment, secondary suite, in-law suite or granny flat



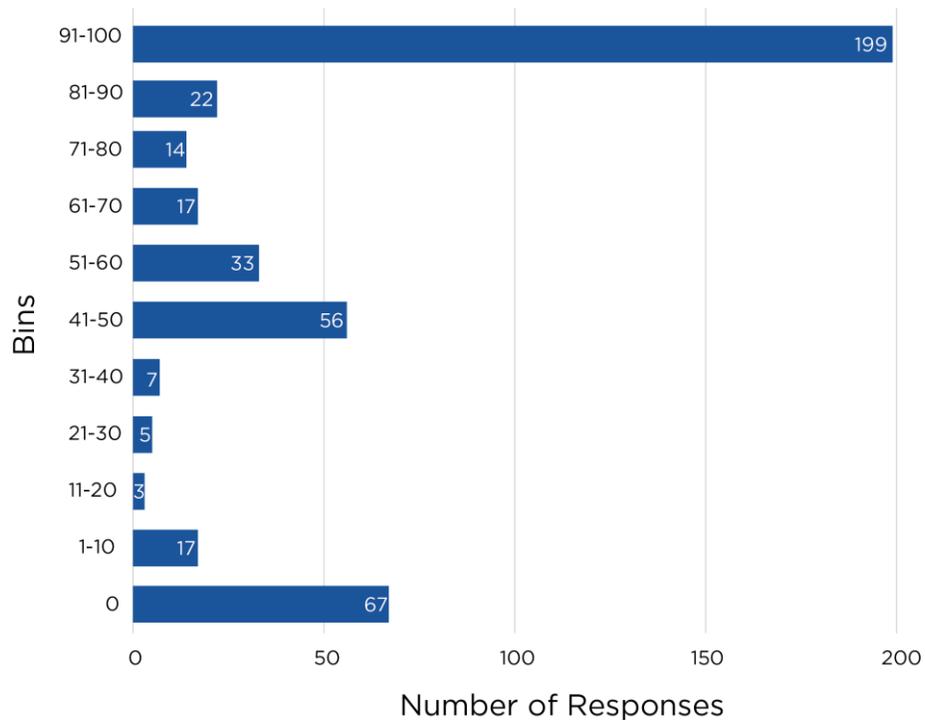
# Types of Accessory Dwelling Units



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

# Accessory Dwelling Units - Feedback

Are you in favor of permitting accessory dwelling units by-right in all zoning districts that permit residential uses? (0-No through 100-Yes)



## SUGGESTED REGULATIONS

Size, setbacks and height regulations

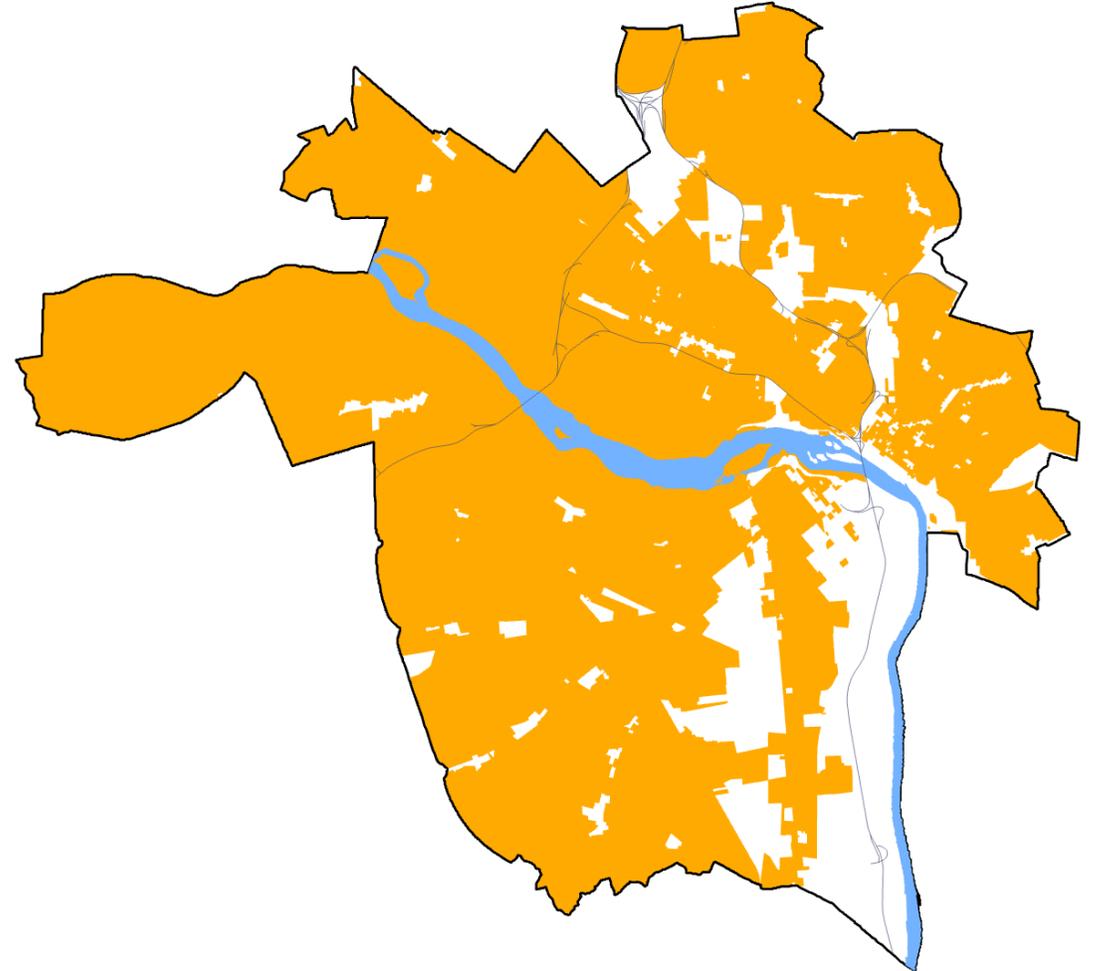
Design standards

Short-Term Rental regulations

Occupancy and/or bedroom limitations

# Staff Draft Recommendations

**Permit one accessory dwelling unit by-right on the same property as a single-family dwelling in all zoning districts that permit single-family dwellings.**



# Staff Draft Recommendations

**ADU can be internal, attached or detached**

**ADU cannot exceed one-third (1/3) of the floor area of the single-family dwelling or 500 square feet, whichever is greater**

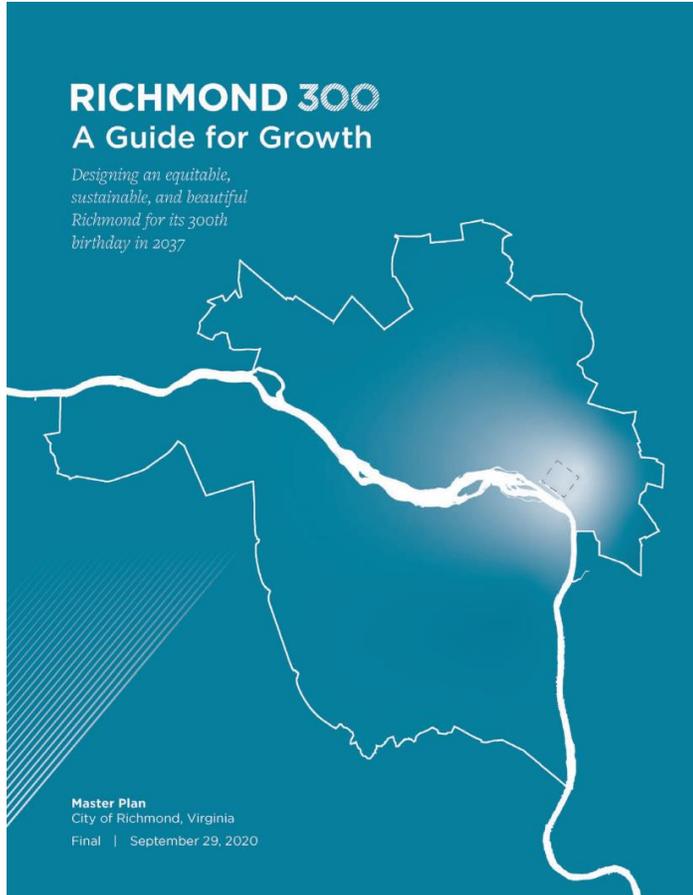
**ADU must follow the underlying zoning district requirements (setbacks, lot coverage, height, etc.)**

# Benefits of Accessory Dwelling Units

- Place for an aging parent to stay or on-site home for a full-time caregiver
- A way for empty-nesters to downsize while staying in the neighborhood
- Smaller units may be more affordable to rent than a full-sized house or apartment
- Additional source of income



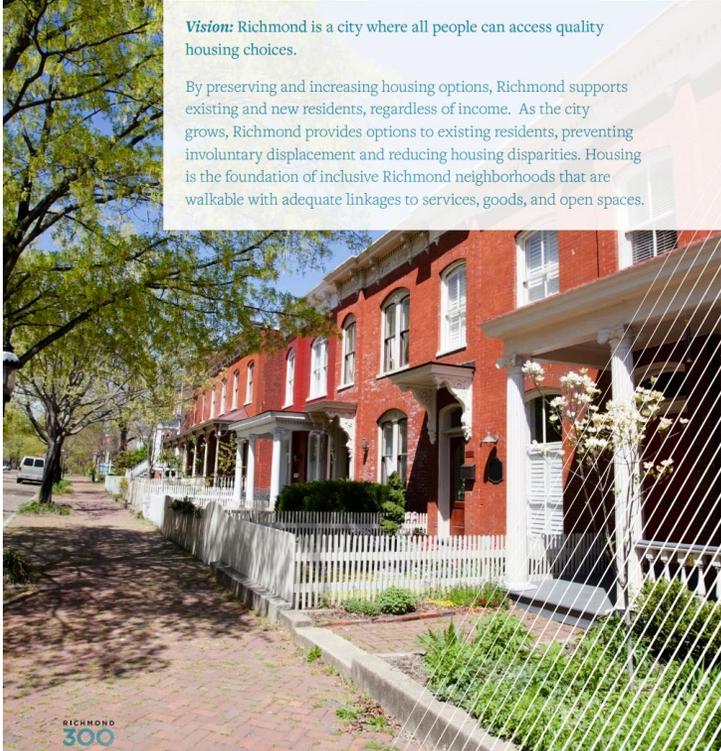
# Richmond 300 - Accessory Dwelling Units



## CHAPTER 5 Inclusive Housing

**Vision:** Richmond is a city where all people can access quality housing choices.

By preserving and increasing housing options, Richmond supports existing and new residents, regardless of income. As the city grows, Richmond provides options to existing residents, preventing involuntary displacement and reducing housing disparities. Housing is the foundation of inclusive Richmond neighborhoods that are walkable with adequate linkages to services, goods, and open spaces.



RICHMOND 300

The image shows a row of three-story red brick townhouses with white picket fences in front. The houses have white-painted porches and are set on a brick-paved sidewalk. A small 'RICHMOND 300' logo is visible in the bottom left corner of the photo.

## Big Move | Expand Housing Opportunities

Encourage the development of housing options throughout the city to expand the geography of opportunity by de-concentrating poverty.

Richmond offers many housing options; however the city is intensely segregated by socio-economic status and race. This Big Move seeks to elevate the importance of creating more housing opportunities in more parts of the city for all income levels.



**Housing In Richmond.** Mixed-use, mixed-income community at the former Armstrong High School site redeveloped by RRHA [top]; Single-family homes in Battery Park [middle]; Multi-family building in Manchester [bottom]

# Richmond 300 - Accessory Dwelling Units

- ADUs are recommended as a primary land use for Residential and Neighborhood Mixed-Use Future Land Use categories (pgs. 54-56)
- Recommends to allow ADUs by-right with form-based requirements in all residential zones (pg. 152)
- Recommends to include ADUs as an option for residents to “age in place” within their neighborhoods (pg. 155)

# Revise Short-Term Rental Regulations

# Short-Term Rentals in Richmond

§ 15.2-983 Virginia Code defines a short-term rental (STR) as the provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than thirty (30) consecutive days, in exchange for a charge for the occupancy



# Current STR Regulations (Ordinance No. 2019-343)

- Permitted as an accessory use in any zoning district that permits residential uses
- Only property owners may be operators and it must be the primary residence (185+ days)
- May be entire dwelling unit or individual rooms (maximum 5 sleeping rooms) with no limitation on the number of nights
- Short-Term Rental Permit is to be obtained on a biennial basis

# Revise Short-Term Rental Regulations - Feedback

SUGGESTED REVISIONS TO EXISTING REGULATIONS	SUGGESTED WAYS TO IMPROVE COMPLIANCE & ENFORCEMENT
Remove residency requirement	Streamline permit process
Limit STRs per neighborhood	Reduce STR Permit fee
Limit STRs per owner	Increase staffing
Increase taxation on STRs	Require inspections
Prohibit STRs completely or in residential neighborhoods	More involvement with STR companies (Airbnb, VRBO, etc)

# Staff Draft Recommendations

## Location and Residency Recommendations

	Primary Residence	Non-Primary Residence
Residential (R) Zoning District	<p><b>Permitted</b> Accessory Use</p>	<p><b>Permitted</b> -Principal or Accessory Use -Distance requirement between another Non-Primary Residence STR</p>
Non-Residential Zoning District	<p><b>Permitted</b> Accessory Use</p>	<p><b>Permitted</b> Principal or Accessory Use</p>

# Staff Draft Recommendations

## Multifamily Recommendation

For multifamily dwellings (three or more units), only one-third (1/3) of units or a maximum of 10 units, whichever is lesser, shall be permitted as STRs

## Operations Recommendations

- May be entire dwelling unit or individual rooms (maximum 5 sleeping rooms) with no limitation on the number of nights\*
- Short-term rental operator shall agree to no more than one booking transaction during the same period\*

\*Retain existing regulation

# Staff Draft Recommendations

## Administrative Recommendations

- Short-Term Rental Permit (\$300) is to be obtained on a biennial basis\*
- Additional staffing for STR permitting and enforcement
- Add fine/penalty for noncompliance with a graduating increase for multiple violations
- Collect transient occupancy tax
- Require an inspection for STR

\*Retain existing regulation

# Richmond 300 – Short-Term Rentals

## Diverse Economy



Goal 12 - Tourism: Develop tourism and attractions to further elevate Richmond's image and to continue to delight existing and future residents, employees, and visitors.

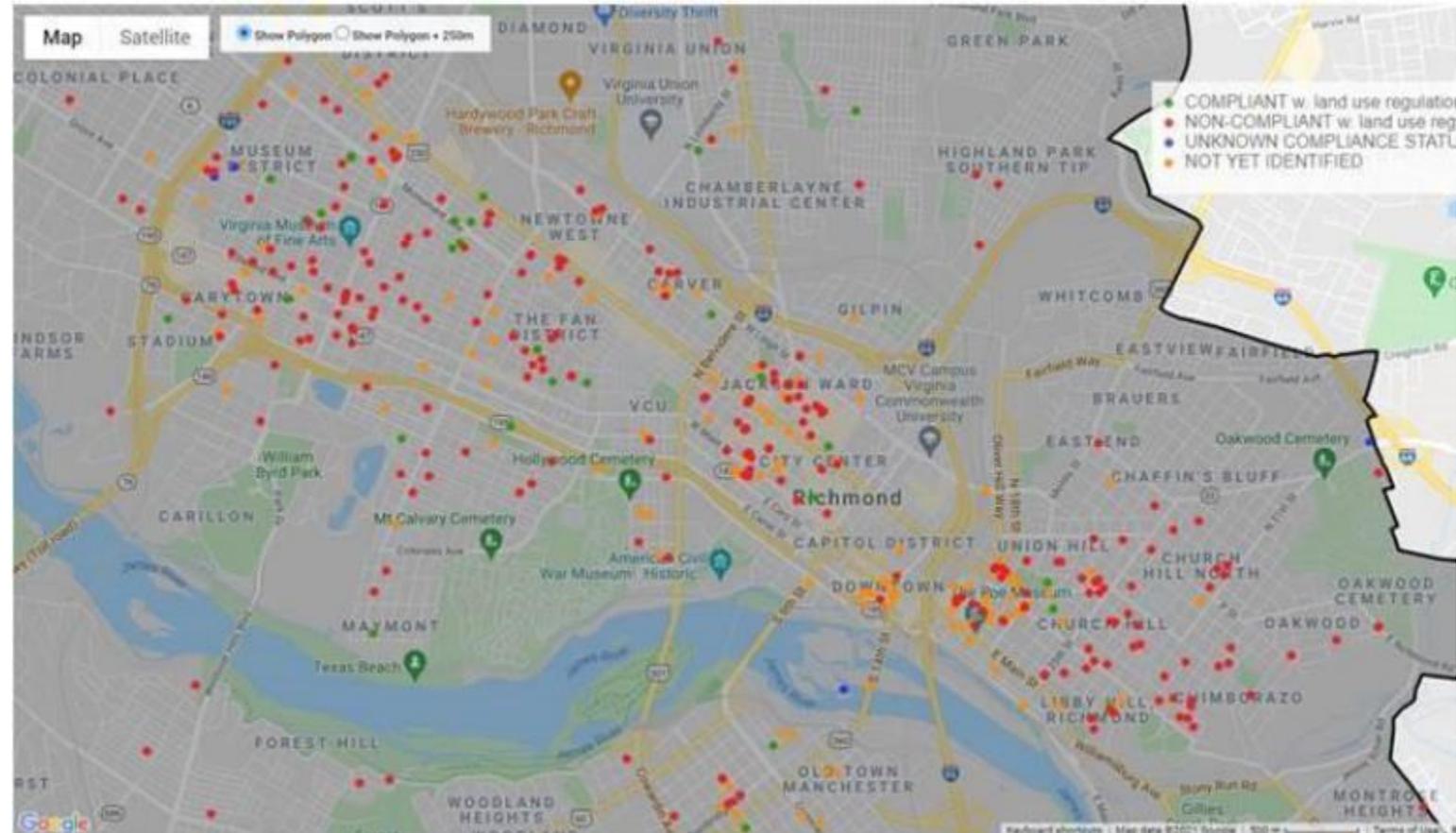
## Inclusive Housing



Goal 14 - Housing: Preserve, expand, and create mixed income communities, by preserving existing housing units and developing new ones—both renter- and owner-occupied—throughout the city.

# STRs in the City of Richmond (as of January 2022)

Museum District  
The Fan  
Monroe Ward  
Jackson Ward  
Shockoe  
Church Hill



# Next Steps

- **Public meetings**

  - Dec. 8, 6pm – Microsoft Teams

  - Dec. 13, 6pm – Main Public Library

- **Public comment period – Dec. 6 to Jan 2.**

  - Via online comment form

  - Via email

- **Legislative process** – Staff drafts the separate ordinances and submits to Planning Commission & City Council for approval

# Questions/Discussion

How was this meeting?

Fill out the evaluation form at

**[bit.ly/3zeval](https://bit.ly/3zeval)**

Contact:

Brian P. Mercer

Planner, PDR

[Brian.Mercer@rva.gov](mailto:Brian.Mercer@rva.gov)

(804) 646-6704

[www.rva.gov/planning-development-review/zoning-changes](http://www.rva.gov/planning-development-review/zoning-changes)