

Richmond Zoning Pattern Book

Photo by Brendan Stephens on Unsplash

Why a Pattern Book?

In alignment with the Zoning update, key objectives include:

1. Identify patterns that will give us information about metrics that need to be regulated, which will **inform the zoning reform process**
2. **Communicate to the public why the zoning changes may be necessary** to align the regulations with desirable existing built patterns
3. **Identifying areas with nonconformities.** These are areas with existing buildings that would not be legal to build under current zoning regulations.
4. **Identify areas that have unbuilt zoning capacity**, including unbuilt height and lot coverage, that may not be consistent with existing local built patterns.

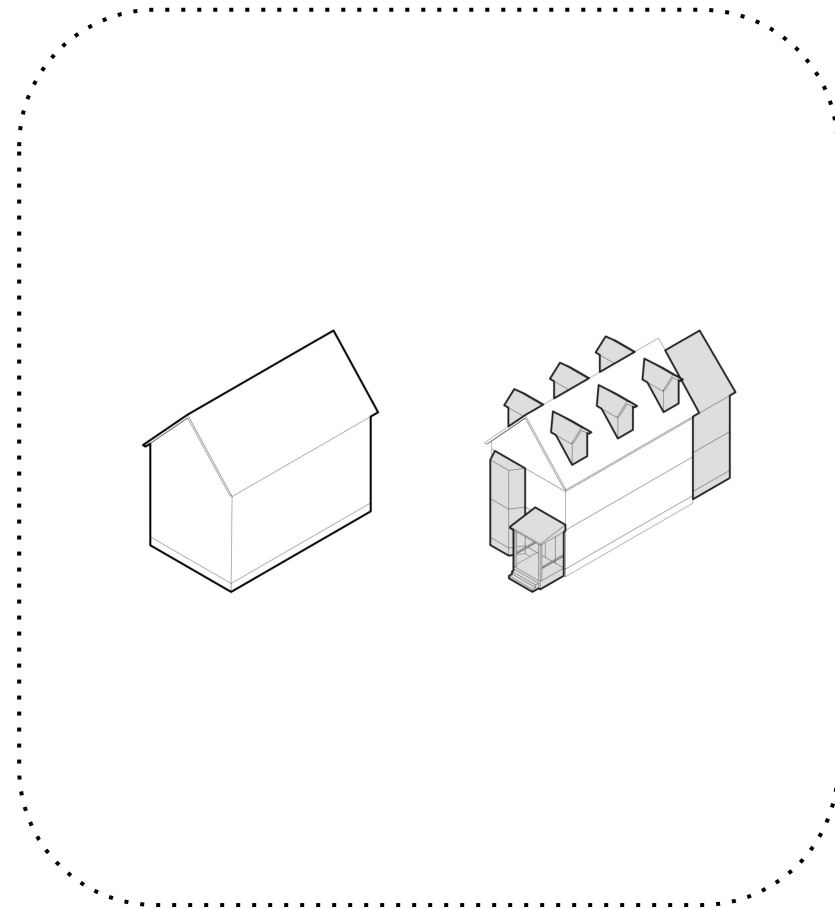
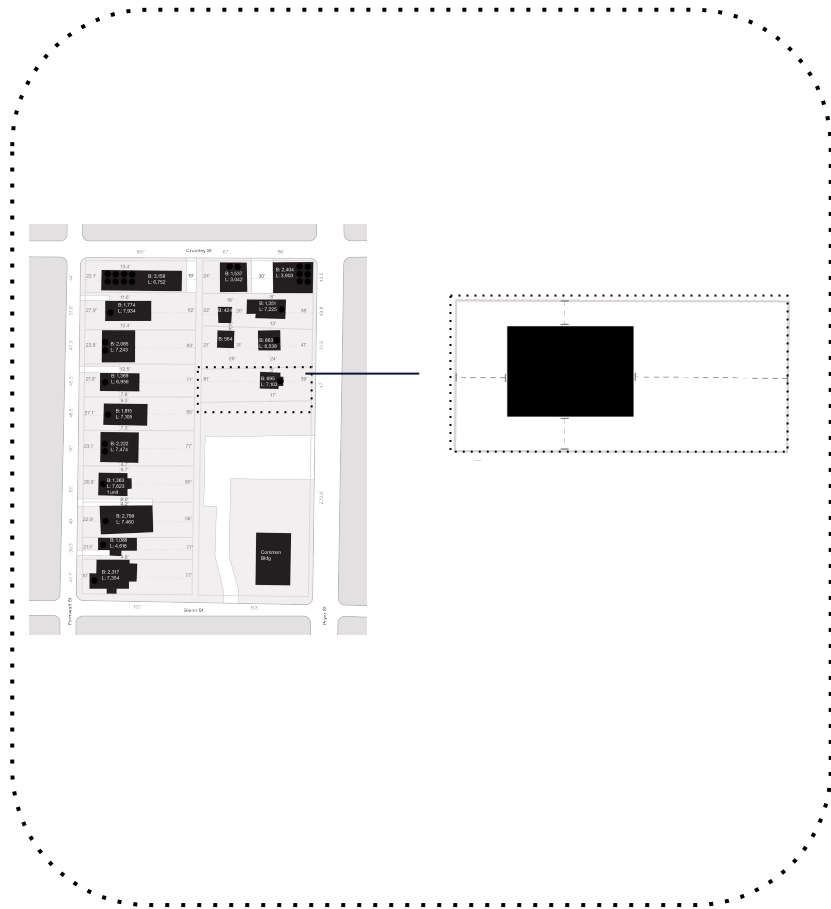
Multi-scalar analysis

City Scale

Neighborhood Scale

Block Scale

Building Scale



Mapping contextual patterns and misalignments between existing patterns and zoning.

Identify areas with nonconformities and areas with unbuilt zoning capacity
What are the most prevailing types non-conformities visible at the city scale?

RESULT: City-wide misalignments and selection of 10 representative areas to analyze at the neighborhood scale

Mapping misalignments between existing patterns and zoning.

What are the most prevailing types of form non-conformities visible at the neighborhood scale?

RESULT: Sub-patterns in each representative study area. Select 12 representative blocks to test qualitative and metric-specific patterns

Illustrating misalignments between existing patterns and zoning.

Illustrating contextual patterns

What are the most strategic things we need to regulate at the lot scale?

RESULT: Sub-patterns in each block analysed

Illustrating misalignments between existing patterns and zoning.

Illustrating relationship between buildings and the public realm

What are the most strategic things we need to regulate at the building scale?

RESULT: Building taxonomy to test potential code changes.



City Scale Analysis

1. Mapping contextual patterns
 - a. Historic patterns
 - b. Urban fabric patterns
 - c. Existing Land Use
 - d. Growth Potential

2. Mapping misalignments between existing patterns and zoning
 - a. Lot size
 - b. Building height
 - c. Building height - underutilized
 - d. Special Use Permits

How to test for misalignments?

Comparing existing conditions with dimensions required by zoning:

LOT SIZE MIN

- Lot minimums for Single-Family and Two-Family
- Lot minimum range for zoning with multiple metrics

BUILDING HEIGHT MAX

- Comparison of current buildings height to the allowed height by zoning.
- Height was calculated by allowed stories

UNBUILT BUILDING HEIGHT

- Comparison of current buildings heights that are below the potential height allowed by zoning.
- Height was calculated by allowed stories

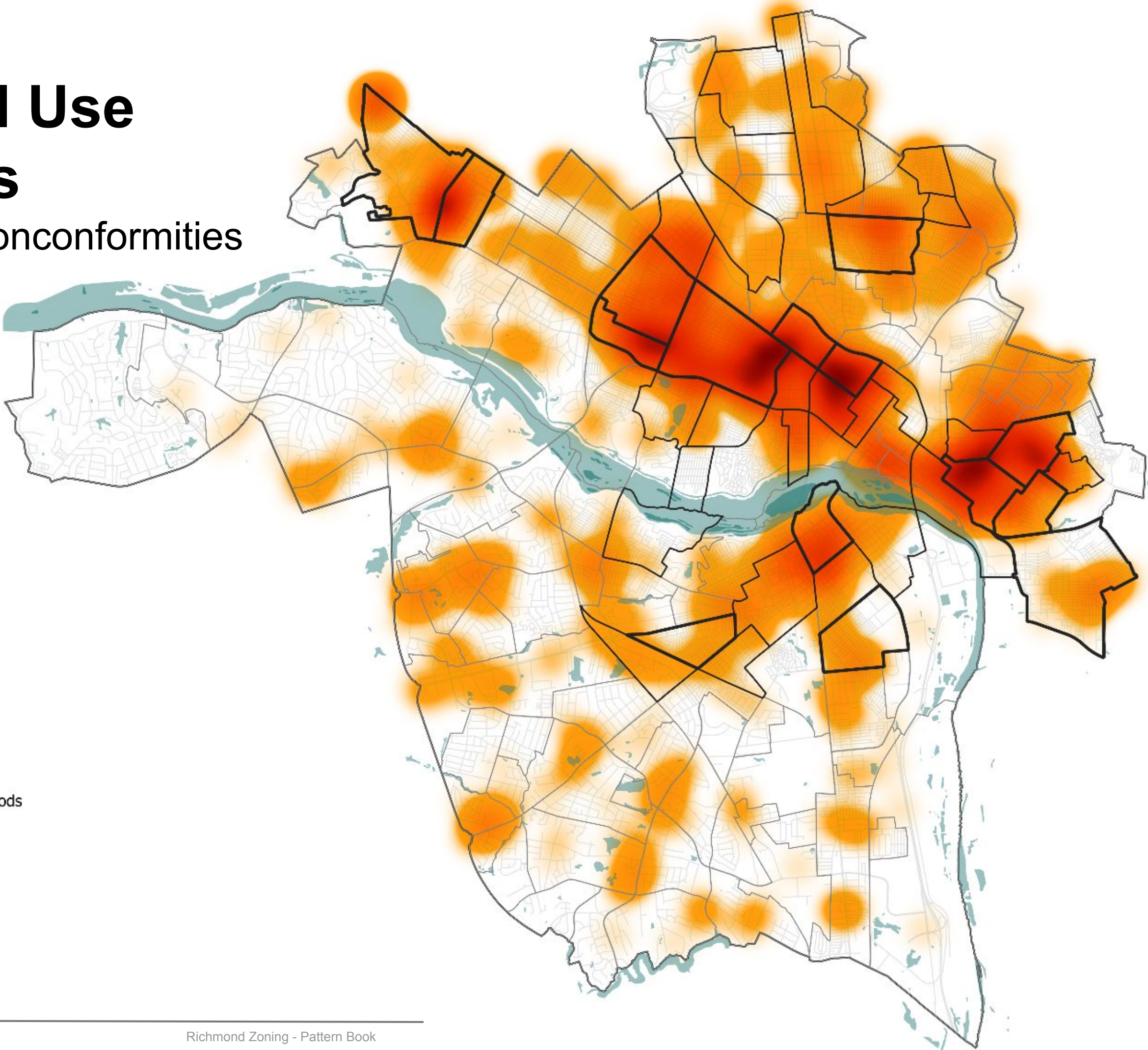
Parcels with multi-family buildings were excluded due to lack of comparable data. Lot minimums are defined by unit count in a case-by-case basis.

- Where does the current zoning not reflect existing patterns of lot size, height, and use?
- Where has the city seen the most special permit requests to bridge those misalignments?
- Where can we zoom in to unpack these disconnects?

Name	SUP Count
The Fan	151
The Museum District	66
Church Hill	60
Church Hill North	52
Three Chopt	47
Jackson Ward	42
Monroe Ward	42
Carytown	37
Shockoe Bottom	33
Carver	32
Westhampton	31
Scott's Addition	29
Swansboro	29
Manchester	28
Northern Barton Heights	27
Ginter Park	26
Union Hill	21
VCU	21
Byrd Park	18
Oregon Hill	18

Special Use Permits

Mapping nonconformities



Legend

Representative Neighborhoods

Top 15

Top 37

Concentration of SUPs

Name	Lot Size Nonconformity Count
The Fan	1121
Fulton	471
Oak Grove	450
The Museum District	444
Church Hill	379
Three Chopt	337
Randolph	327
Oakwood	312
Providence Park	301
Highland Terrace	293
Church Hill North	290
Bellevue	274
Carytown	256
Maymont	246
Northern Barton Heights	243
Chimborazo	219
Swansboro West	196
Forest Hill	190
Broad Rock	188
Jackson Ward	185
Carver	185

Lot Size Nonconformities

Mapping nonconformities

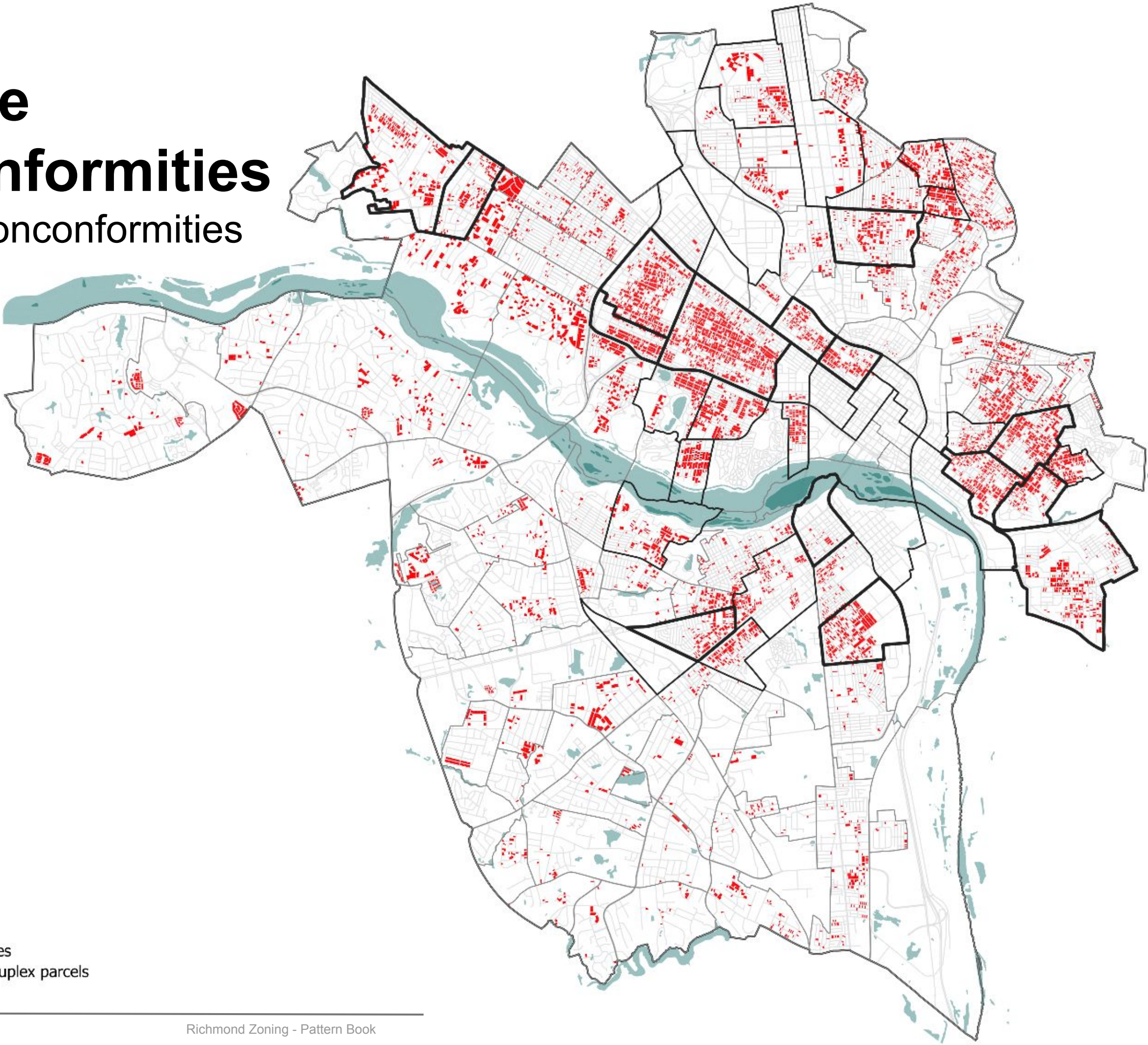
Legend

Priority Neighborhoods

Top 15

Top 37

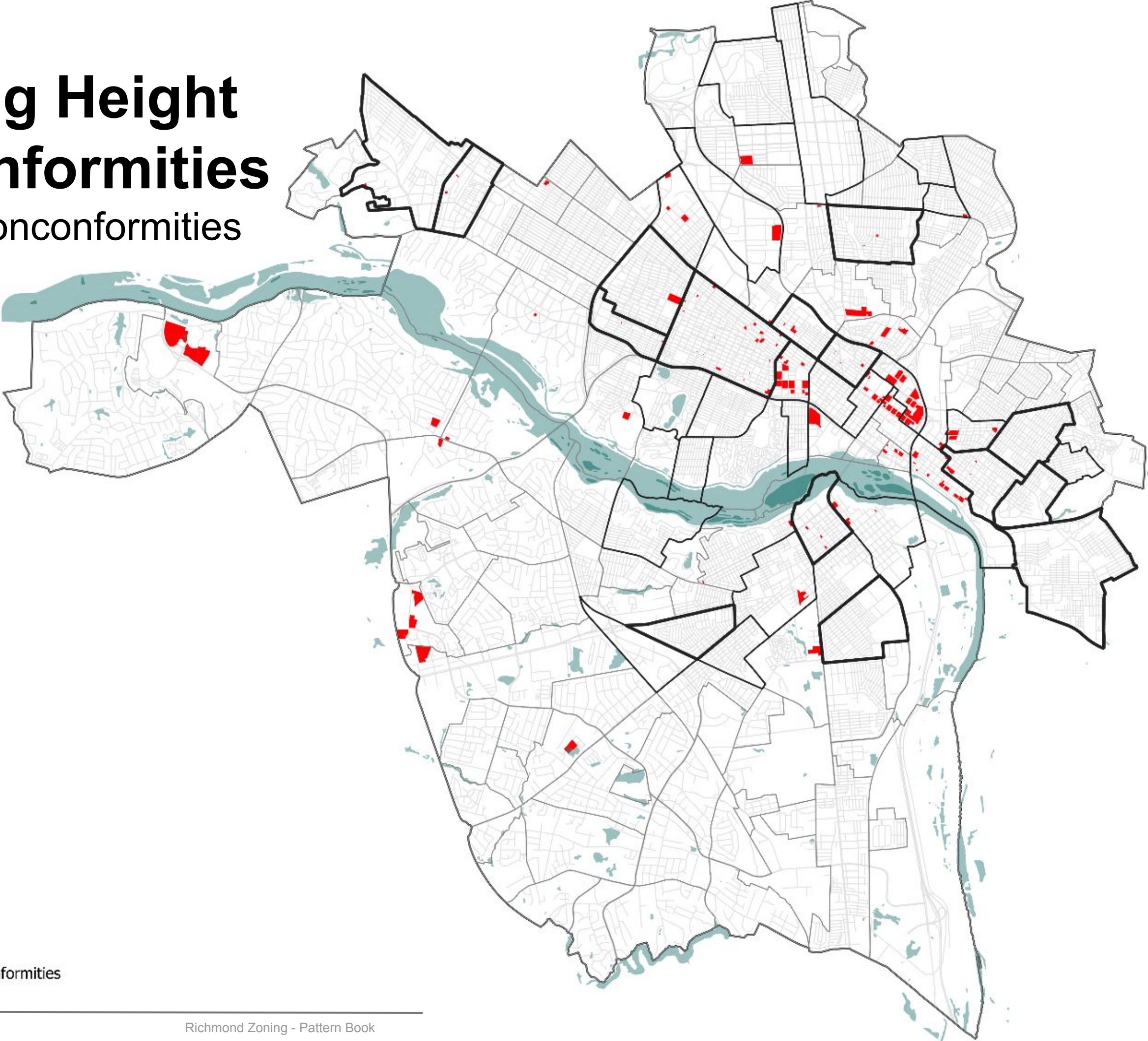
Lot size nonconformities for single family and duplex parcels



Name	Building Height Nonconformity Count
The Fan	21
Biotech and MCV District	17
VCU	12
Shockoe Bottom	11
City Center	8
Jackson Ward	6
Capitol District	6
Union Hill	5
Stony Point	4
Gilpin	4
Shockoe Slip	4
Old Town Manchester	4
Hioaks	4
Church Hill	3
Manchester	3
Scott's Addition	3
Upper Shockoe Valley	3
Carytown	2
Carver	2
Westhampton	2
Northern Barton Heights	2

Building Height Nonconformities

Mapping nonconformities



Legend

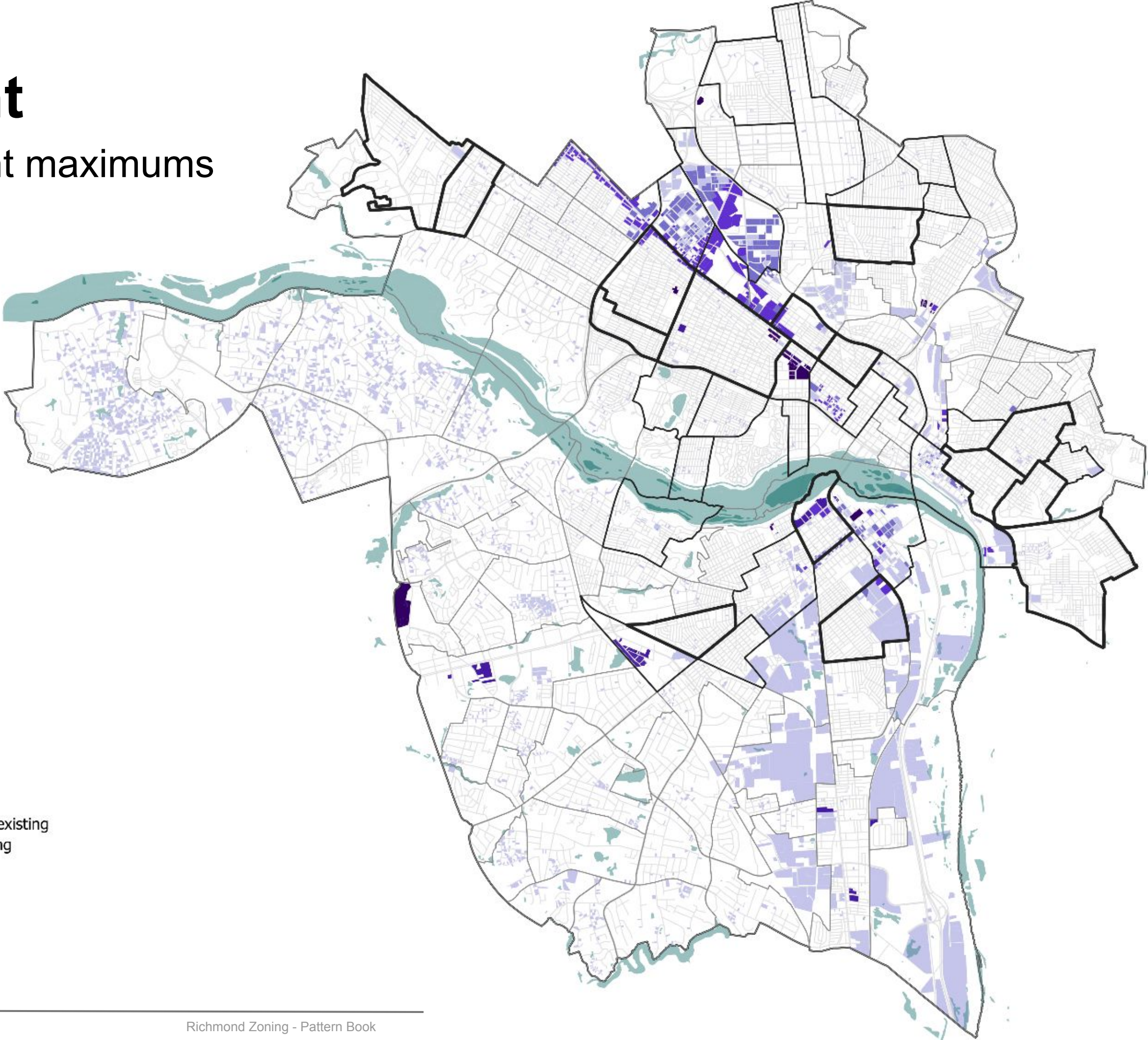
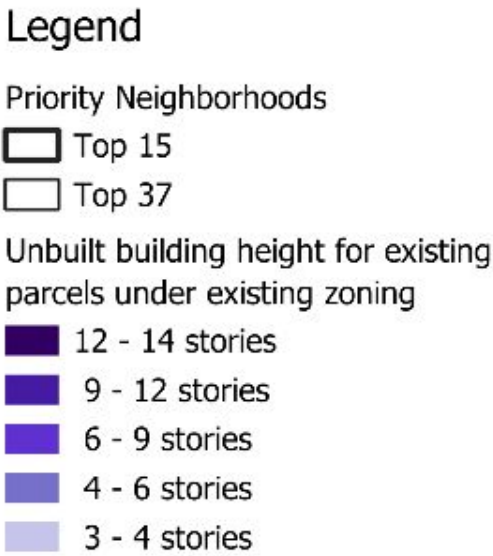
Priority Neighborhoods

- Top 15
- Top 37
- Building height nonconformities

Unbuilt Building Height

Mapping parcels under zoning height maximums

Name	Greatest Unbuilt Building Height (stories)	Coverage of parcels with a story capacity of 3 or more
Broad Rock Industrial Park	3	55%
Maury	3	54%
The Diamond	7	47%
Scott's Addition	7	45%
Newtowne West	7	41%
Museums	7	30%
Old Town Manchester	12	22%
Hioaks	14	19%
VCU	14	19%
Manchester	12	16%
Belt Center	12	14%
Midlothian	11	4%



Representative Neighborhoods

Top 10 Neighborhoods

Neighborhood ID	Neighborhood Name
CARY	Carytown
CH	Church Hill
FAN	The Fan
FLTN	Fulton
JKWD	Jackson Ward
MNCH	Manchester
MUSD	The Museum District
NBHG	Northern Barton Heights
OKGR	Oak Grove
TCHP	Three Chopt

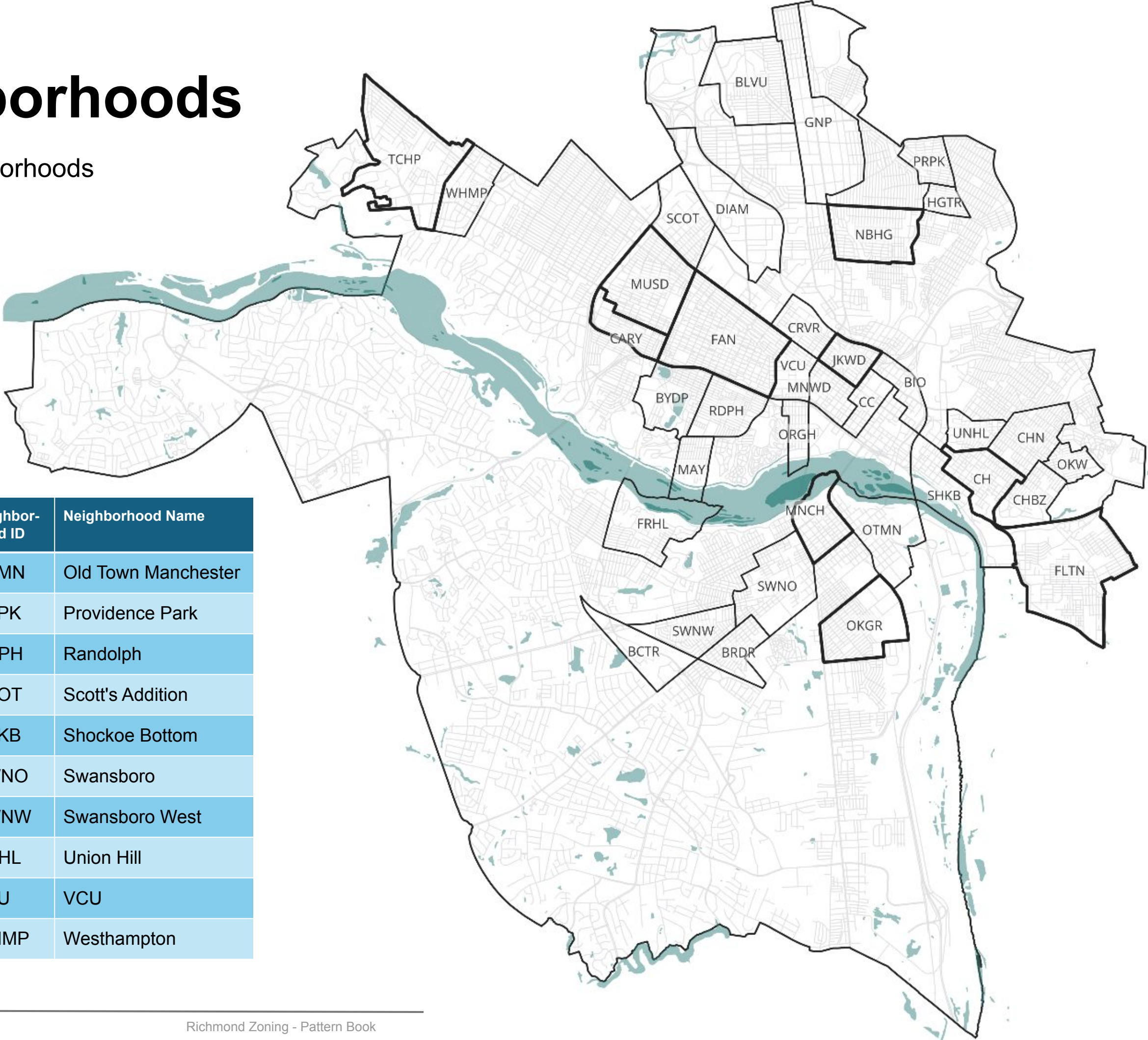
Other Representative Neighborhoods

Neighborhood ID	Neighborhood Name
BCTR	Belt Center
BIO	Biotech and MCV District
BLVU	Bellevue
BRDR	Broad Rock
BYDP	Byrd Park
CC	City Center
CHBZ	Chimborazo
CHN	Church Hill North
CRVR	Carver
DIAM	The Diamond
FRHL	Forest Hill
GNP	Ginter Park
HGTR	Highland Terrace
MAY	Maymont
MNWD	Monroe Ward
OKW	Oakwood
ORGH	Oregon Hill

Neighborhood ID	Neighborhood Name
OTMN	Old Town Manchester
PRPK	Providence Park
RDPH	Randolph
SCOT	Scott's Addition
SHKB	Shockoe Bottom
SWNO	Swansboro
SWNW	Swansboro West
UNHL	Union Hill
VCU	VCU
WHMP	Westhampton

Legend

- Priority Neighborhoods
- Top 10 Neighborhoods
 - Other Representative Neighborhoods



Multi-scalar analysis

City Scale



Mapping contextual patterns and misalignments between existing patterns and zoning.

Identify areas with nonconformities and areas with unbuilt zoning capacity

What are the most prevailing types non-conformities visible at the city scale?

RESULT: City-wide misalignments and selection of 10 representative areas to analyze at the neighborhood scale

Neighborhood Scale

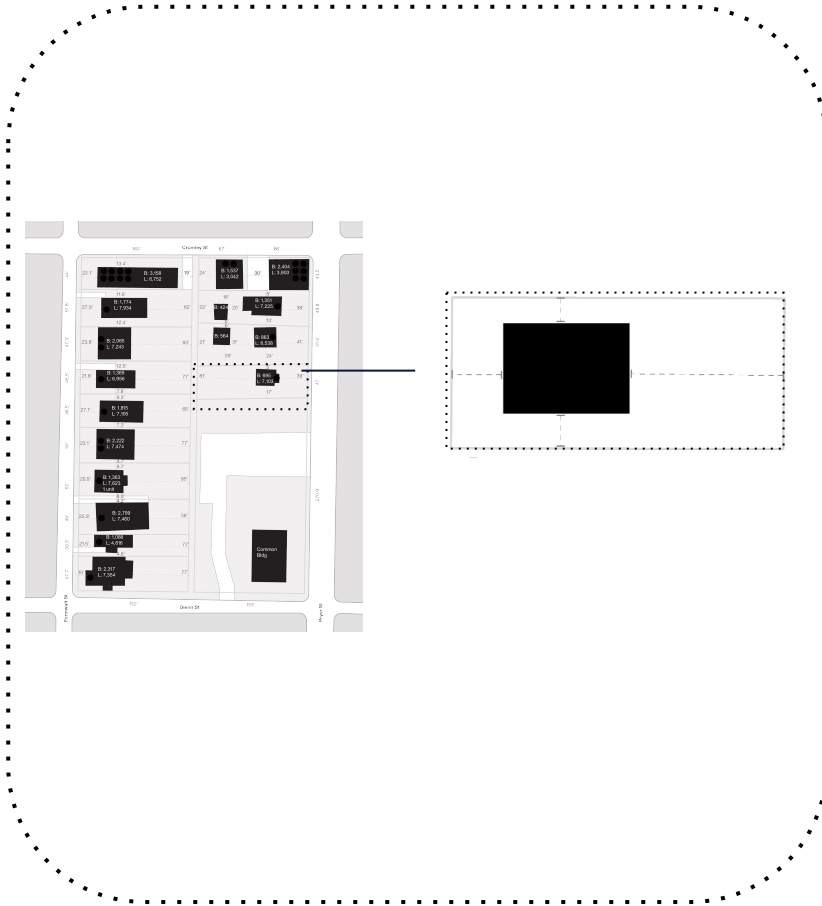


Mapping misalignments between existing patterns and zoning.

What are the most prevailing types of form non-conformities visible at the neighborhood scale?

RESULT: Sub-patterns in each representative study area. Select 12 representative blocks to test qualitative and metric-specific patterns

Block Scale



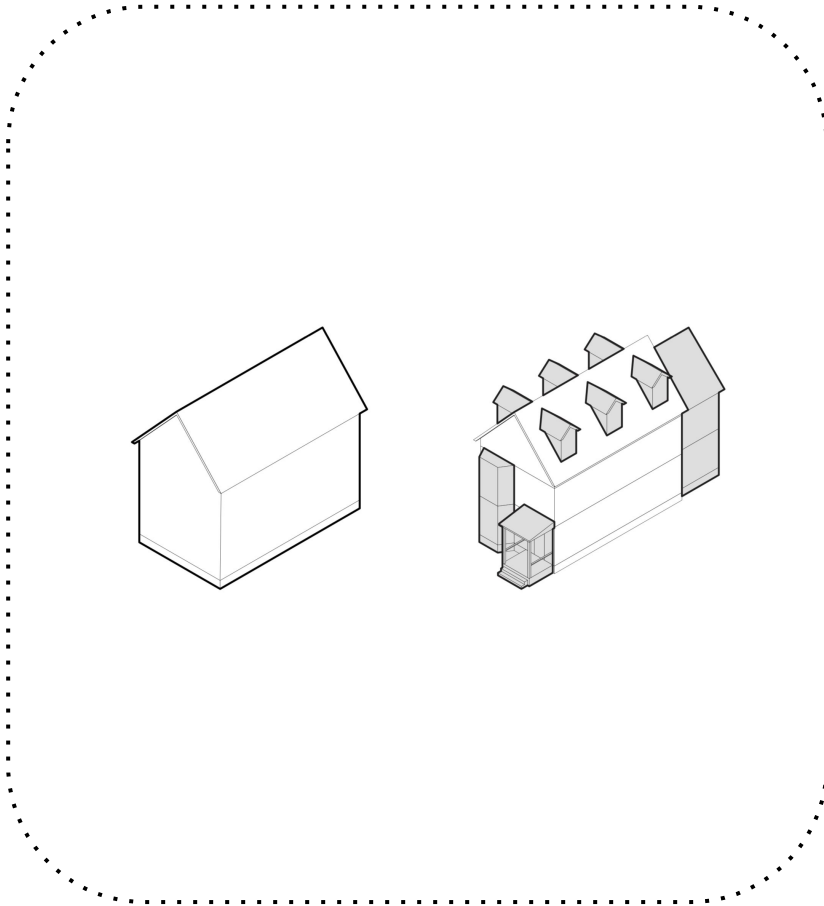
Illustrating misalignments between existing patterns and zoning.

Illustrating contextual patterns

What are the most strategic things we need to regulate at the lot scale?

RESULT: Sub-patterns in each block analysed

Building Scale

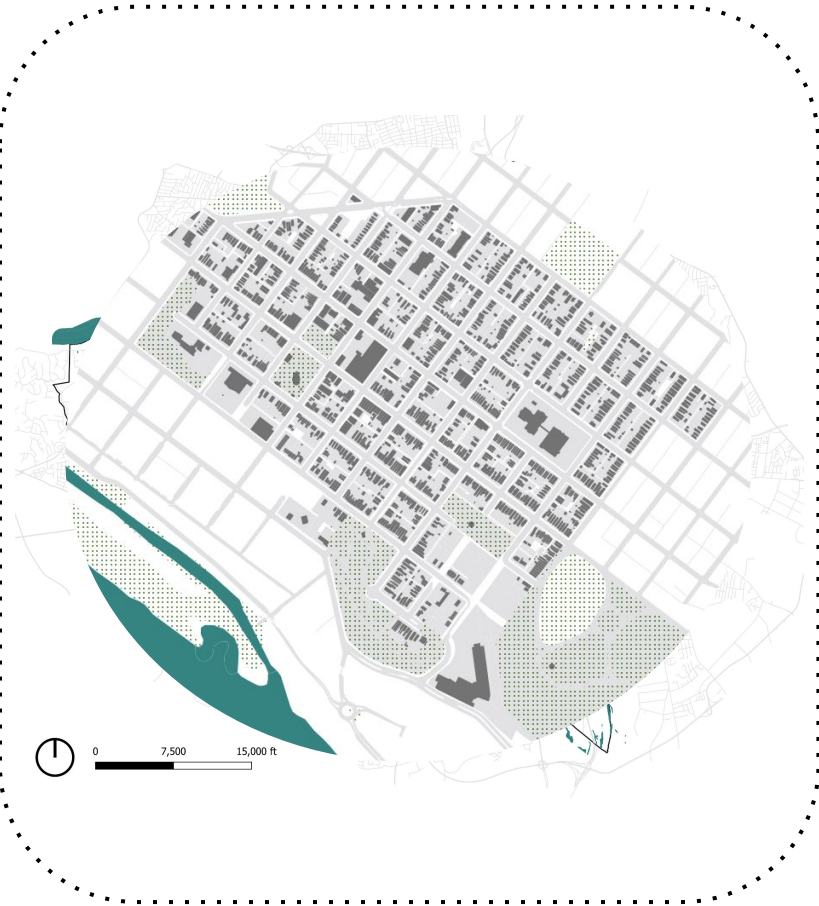


Illustrating misalignments between existing patterns and zoning.

Illustrating relationship between buildings and the public realm

What are the most strategic things we need to regulate at the building scale?

RESULT: Building taxonomy to test potential code changes.



Neighborhood Scale Analysis

1. Form misalignments

- a. Lot size
- b. Building height
- c. Lot width
- d. Lot coverage
- e. SUPs

2. Use misalignments

- a. Land Use
- b. SUPs

NONCONFORMITIES*

6. WESTVIEW - WEST END *in R-1 - R-5 Districts

Predominantly zoned R-4 and R-4A.

59%

**of R-1 to R-5 parcels
in this study area
are nonconforming
based on lot size,
building coverage,
FAR and/or use.**

14%

due to use

51%

due to form

7%

due to both

This analysis has been performed using data from the City of Atlanta, Fulton County, and other sources. Data are not guaranteed.



CHARACTER

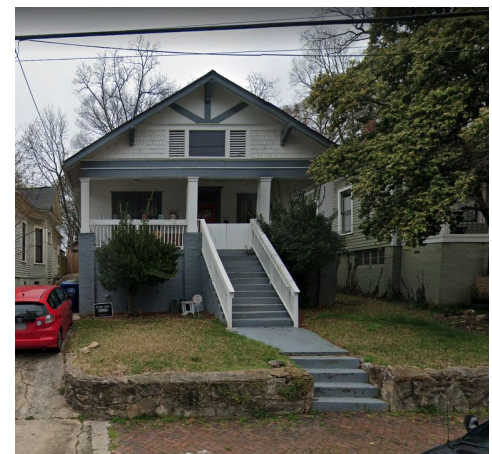
WESTVIEW - WEST END - BLOCK 1
URBAN CONSERVATION AREA, ADJOINING CORRIDOR GROWTH AREA



657 Lawton St SW - Porch + Balcony



697 Lawton St SW - Stair + Porch



1111 Oglethorpe Ave SW - Stair + Porch



1119 Oglethorpe Ave SW - Stair + Porch



1115 Lawton Pl SW - Stair + Porch



1118 Lawton Pl SW - Porch

BUILDING TYPE

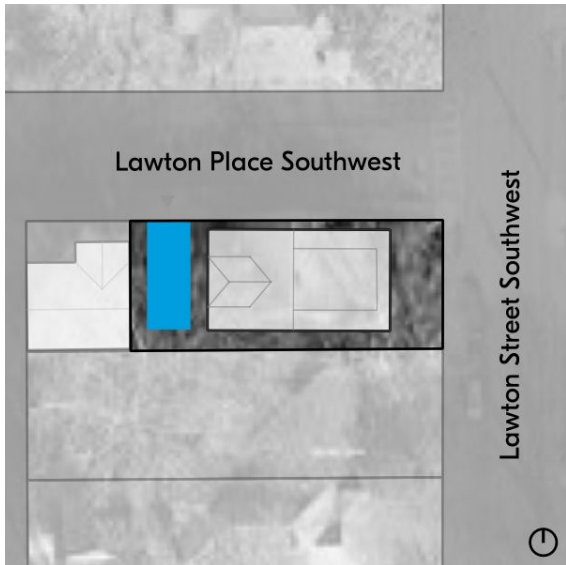
- Detached house
- Carriage house
- Walk-up



Photos taken from Google Street View.

DETACHED HOUSE

dh
12



WEST END

[675 Lawton St SW](#)

Corner modified bungalow with large front porch

Era Built: Before 1929

Zoning: R-4A

ACD Area: **Urban Conservation** / Growth - Corridor

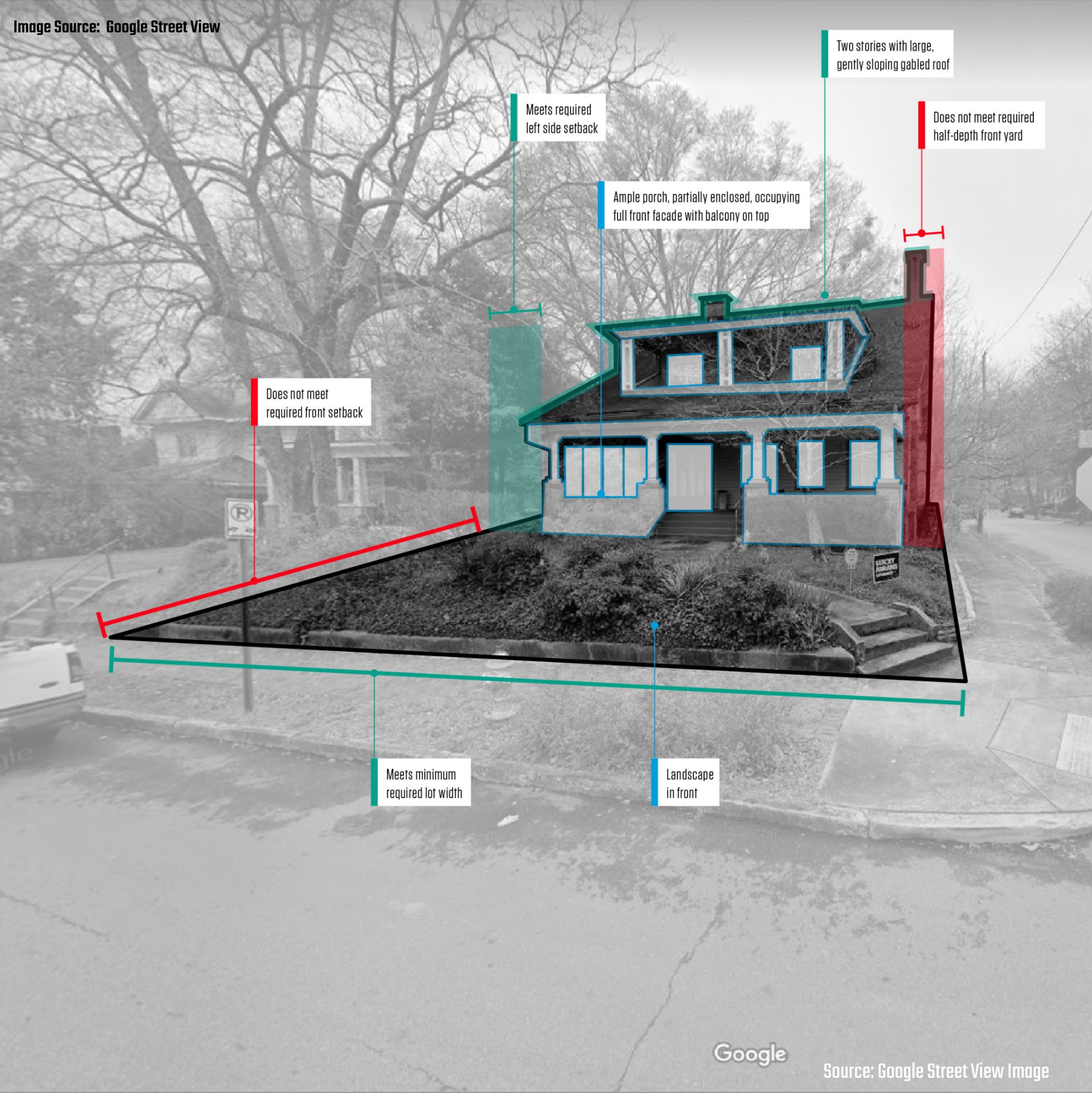
Density in relation to zoning?

Conformity	Units: 2	Setbacks			
		Front: 23.5'	L Side: 7'	R Side HD: 3'	Rear: 29'
Building Massing	FAR: 0.69	Lot Frontage Width: 50'		Lot Size: 6,043 sf	
	# Stories along Street: 1.5	W = 46'		D = 72'	

How does the building engage the street?

Frontage	porch	stoop	balcony	stair	landscape
Door Prominence	front primary	front secondary	side	internal	not visible
Porch Dimensions	full	half	none		
Fenestration	low	med	high		
Parking	pad	garage	none		

Image Source: Google Street View



Google

Source: Google Street View Image