



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

# *Richmond 300: Code Refresh*

## Diverse Economy Working Group Meeting #1



May 19, 2025

# Welcome and Orientation

# Room Orientation

- Staff and Zoning Advisory Council
- Restrooms and Exits
- Refreshments
- Parking Board

# Working Group Purpose

- Advise the Zoning Advisory Council and PDR staff
- Review the materials related to the Code Refresh process, through the lens through the lens of one of five topic areas from Richmond 300
- Determine what may be missing or inconsistent with the policies related to each topic area in the Code Refresh
- Provide subject matter expertise



# What is the process?

FEBRUARY 2024 - MAY 2024

PHASE 1  
**PROJECT INITIATION**

*Confirmation of timeline, development of engagement plan, review of existing materials and kick off visit with staff.*

MAY 2024 - FEBRUARY 2025

PHASE 2  
**PATTERN BOOK**

*Analysis of existing and traditional urban and architectural form.*

PHASE 3  
**ZONING ORDINANCE FRAMEWORK**

*Analysis of existing ordinance.*

PHASE 4  
**ZONING DISTRICTS FRAMEWORK**

*Conceptual framework and districts for new ordinance, not yet addressing detailed metrics.*

MARCH 2025 - SPRING 2026

PHASE 5  
**DRAFT & FINAL ZONING ORDINANCE**

*Development and testing of code metrics, graphics and administrative language.*

We are here!

# What is the process?



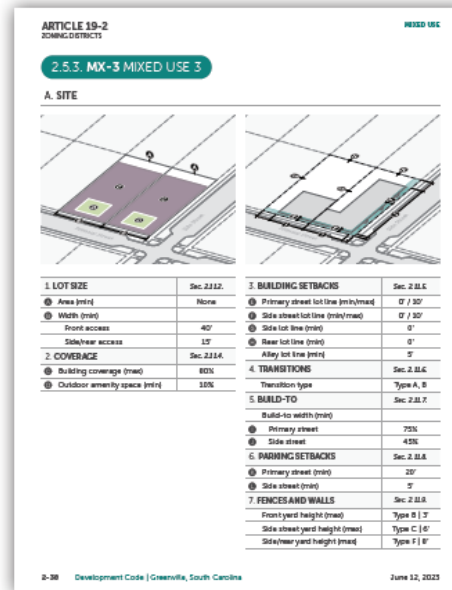
We are here!

+ Draft code will be delivered in three separate parts or “modules” in 2025.

+ Each module delivery will provide opportunity for detailed review and discussion by ZAC.

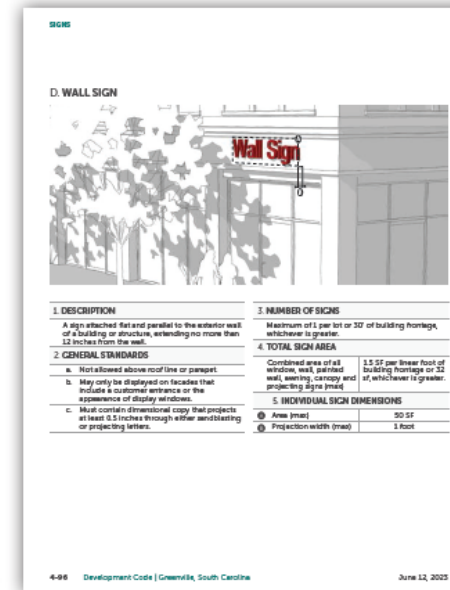
+ Three modules will then be revised and assembled as a complete draft.

## MODULE 1: DISTRICTS, USES & MAPS



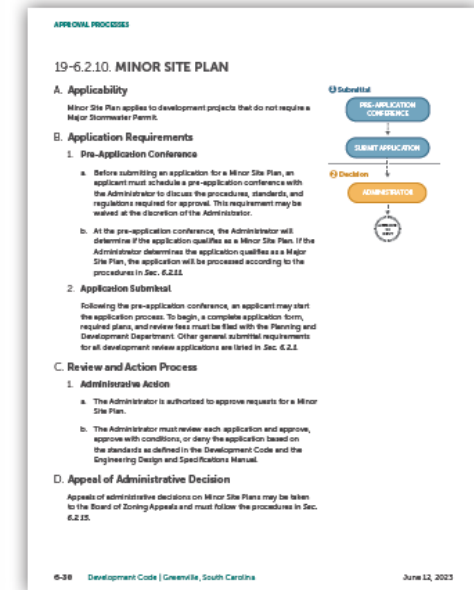
Full zoning districts, use matrix and zoning maps

## MODULE 2: DEVELOPMENT STANDARDS



Landscaping, transitions, signs, vehicle access, and other city-wide standards

## MODULE 3: ADMINISTRATION & OTHER PROVISIONS



Processes for review of applications, and how to allow amendments or relief

# Working Group Ground Rules

- Engage in open dialogue
- Participate as individuals and share when representing your organization.
- Refrain from speaking on behalf of the Council
- Attend meetings and read materials
- Everyone participate in the conversation and share your advice
- Try to be succinct to allow others time to speak

# Meeting Objectives

- Understand the connection between the strategies of Richmond 300 and the Code Refresh project
- Learn about Code Refresh Module 1 Content
- Review the content of Module 1 focusing on district standards and proposed use regulations



# Agenda Review

4:00 PM	Welcome & Orientation
4:10 PM	Ice Breaker Activity
4:20 PM	Background Presentation
4:40 PM	Small Group Discussion
5:40 PM	Small Group Report Back
6:00 PM	Adjournment

# Icebreaker

Describe your connection to the City of Richmond and why you think this working group is important.

# Richmond 300

Thriving Environment

# Diverse Economy Topic Vision

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

Richmond is a first-choice location for businesses and investment because the city's transportation, housing, cultural, outdoor, commercial, and institutional amenities create a vibrant city. Richmonders of all income levels have opportunities for life-long learning and skill-building.





# Goal 11: Jobs & Businesses

Foster an environment that supports the growth of existing and new small, medium, and large businesses, focusing on Nodes, major corridors, and industrial centers.

## Zoning

Objective 11.1: Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers.

## Inclusivity

Objective 11.2: Implement equitable economic development strategies to expand inclusivity and opportunity.

## Minority-Owned Businesses

Objective 11.3: Increase the number and support the growth of small businesses, start-ups, and women-owned and minority-owned businesses.

and locations for future industrial users.

## Marketing Nodes

Objective 11.5: Increase the number of jobs in Nodes by branding and marketing the Nodes.







## 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.



### Attractions

Objective 12.1: Maintain, grow, and market Richmond's tourism attractions.



### Events

Objective 12.2: Host regional, national, and international events.



### Lodging

Objective 12.3: Increase the availability and options for lodging in the city.

### Visitor Facilities

Objective 12.4: Increase the availability and options for lodging in the city.



## Goal 13: Anchor Institutions

Leverage institutions to strengthen job sectors and collaborate on land planning.



### Cooperative Relations

Objective 13.1: Create new and support existing cooperative relationships between institutions and neighborhoods.



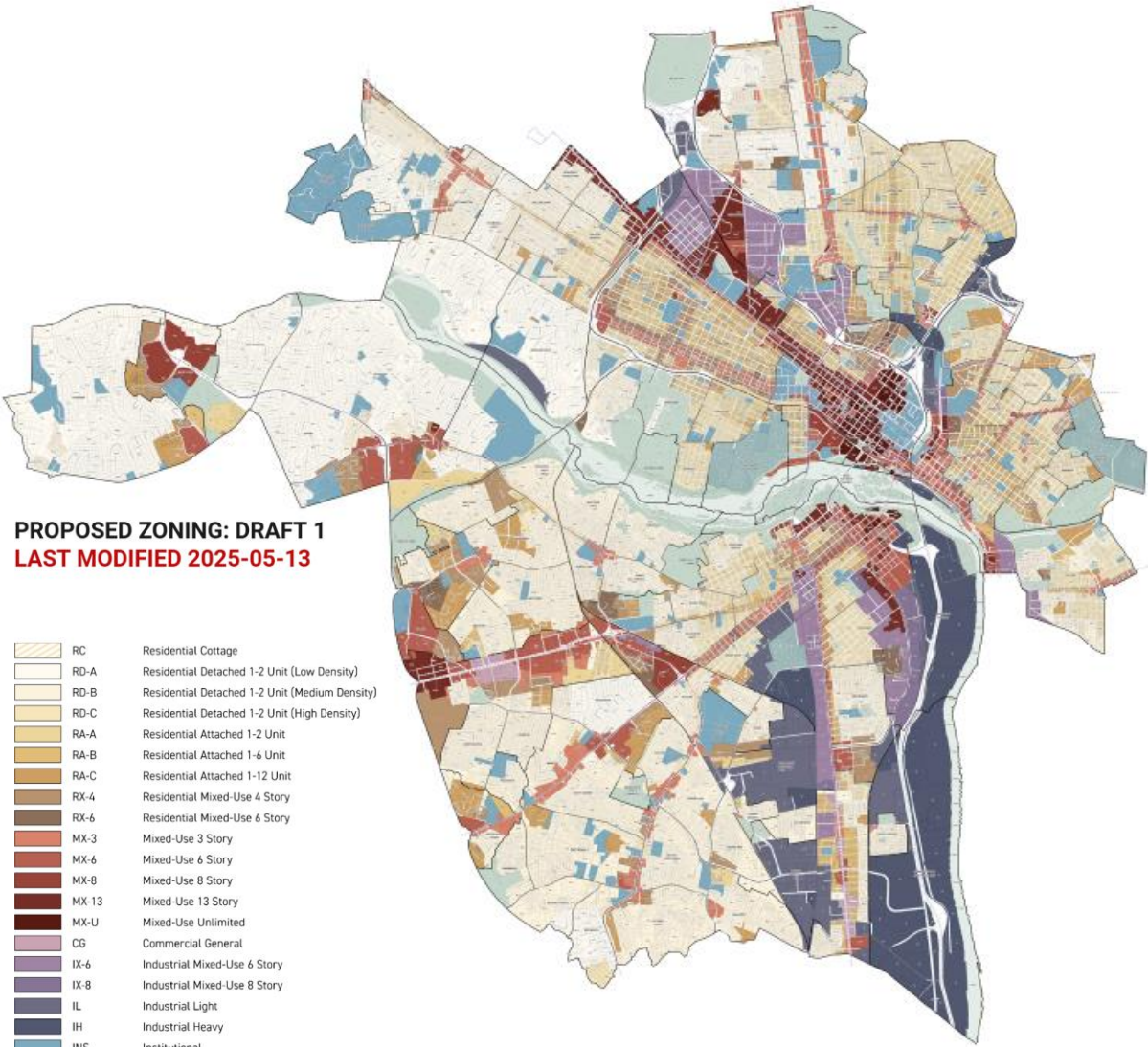
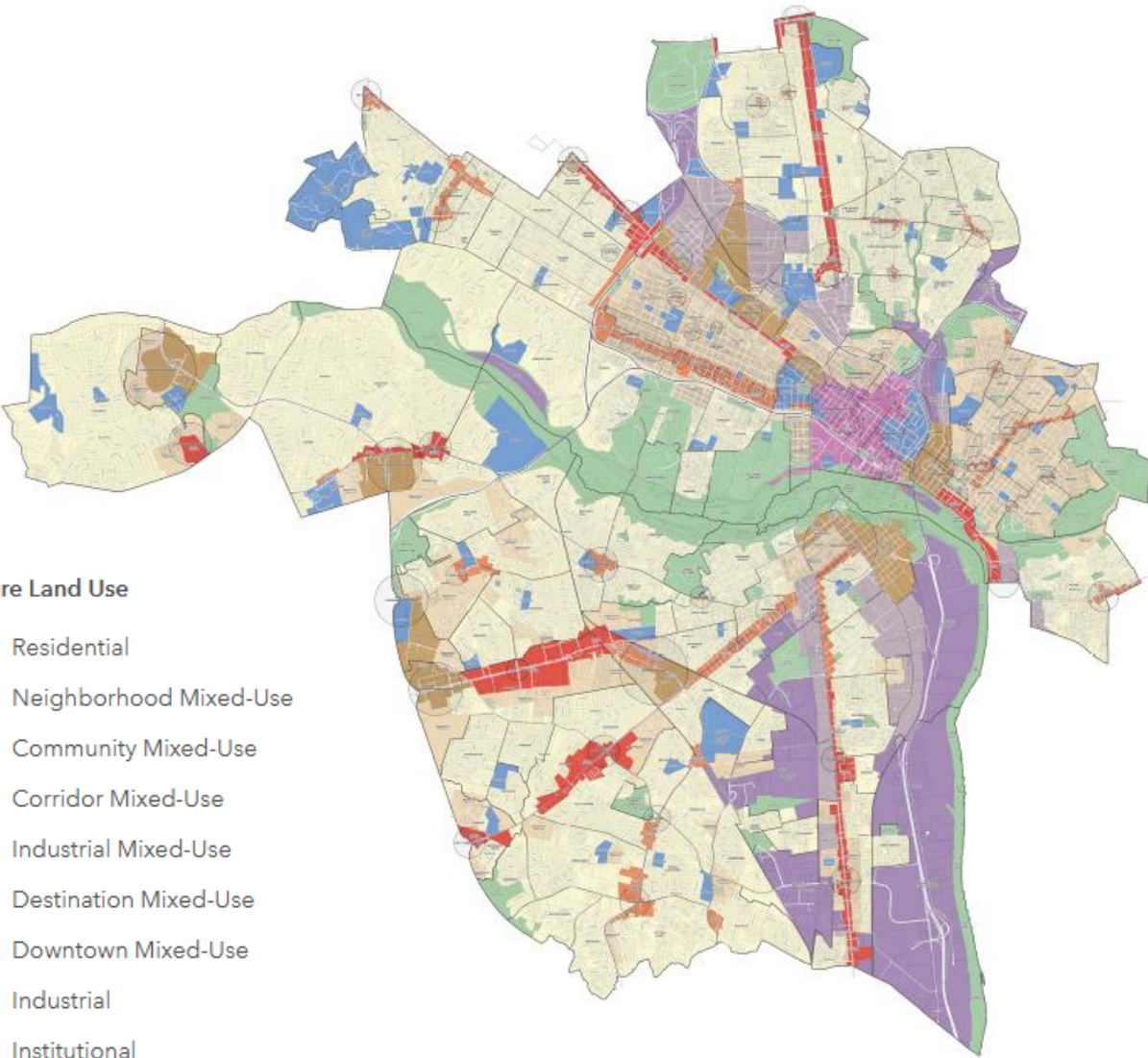
### Institutional Planning

Objective 13.2: Encourage institutional development and expansion through policy and careful consideration of land resources.



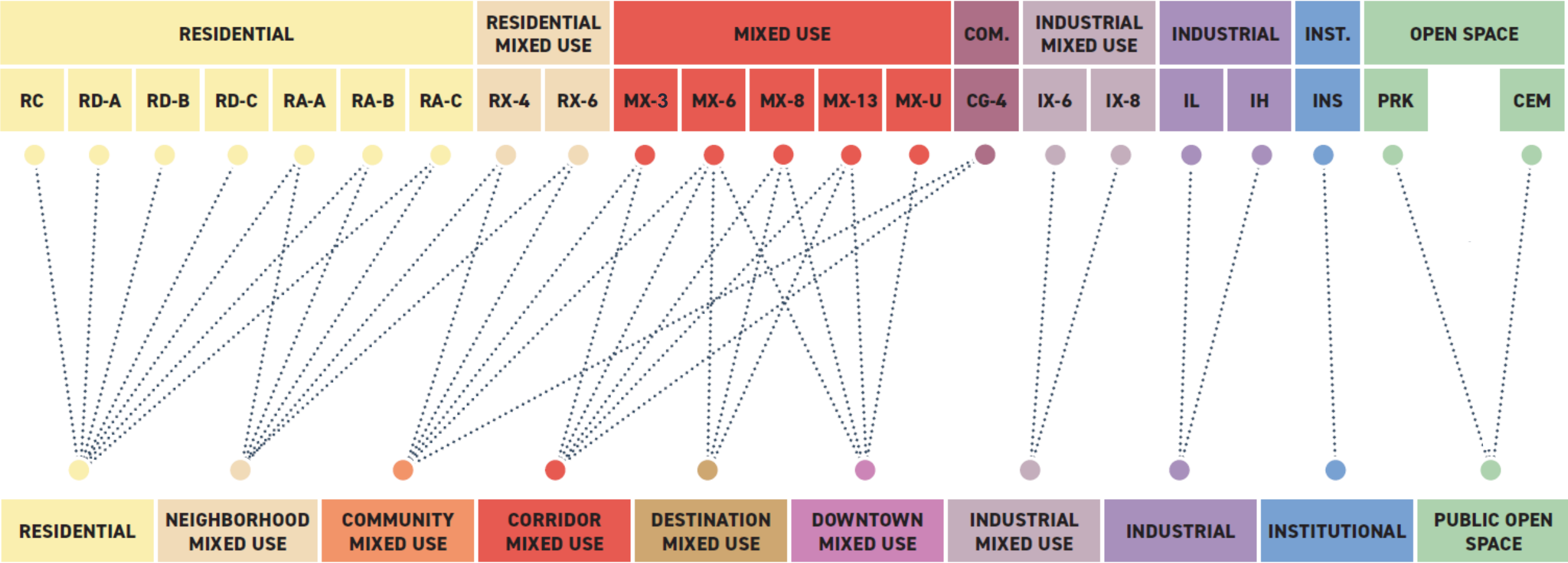
# Draft Zoning Districts





**PROPOSED ZONING: DRAFT 1**  
**LAST MODIFIED 2025-05-13**

# Preliminary Zoning Districts



**RICHMOND 300 LAND USES**



# Residential Detached Districts

**RC**  
Residential Cottage



Clusters of small detached houses that could include manufactured and tiny home parks, & cottage courts

**RD-A**  
Residential Detached - Low



Allows up to 2 units and an ADU on a lot no less than **90 feet in width**, includes single family detached houses, duplexes, & ADUs

**RD-B**  
Residential Detached - Medium



Allows up to 2 units and an ADU on a lot no less than **50 feet in width**, includes single family detached houses, duplexes, & ADUs

**RD-C**  
Residential Detached - High



Allows up to 2 units and an ADU on a lot no less than **25 feet in width**, includes single family detached houses, duplexes, & ADUs

# Residential Attached Districts

**RA-A**  
Residential Attached - Low



Allows up to **2 units and an ADU in a building**, includes single-family detached houses, duplexes, & rowhouses. Also allows limited commercial.

**RA-B**  
Residential Attached - Medium



Allows up to **6 units and an ADU in a building**, includes single-family detached houses, duplexes, rowhouses, multiplexes. Also allows limited commercial.

**RA-C**  
Residential Attached - High



Allows up to **12 units in a building**, includes single-family detached houses, duplexes, rowhouses, stacked townhouses, multiplexes, & small apartments. Also allows limited commercial.



# Mixed-Use Districts

**RX-4**  
Residential Mixed Use - 4



Allows up to a **4-story residential building** – also allows ground floor commercial

**RX-6**  
Residential Mixed Use - 6



Allows up to a **6-story residential building** – also allows ground floor commercial

**MX-3**  
Mixed Use - 3



Allows up to a **3-story residential, commercial or mixed-use building**

**MX-6**  
Mixed Use - 6



Allows up to a **6-story residential, commercial or mixed-use building**

# Mixed-Use Districts

**MX-8**  
Mixed Use - 8



Allows up to an **8-story residential building** – also allows ground floor commercial

**MX-13**  
Mixed Use - 13



Allows up to a **13-story residential building** – also allows ground floor commercial

**MX-U**  
Mixed Use - Unlimited



Allows up to an **unlimited in height residential, commercial or mixed-use building**



# Mixed-Use Districts

**IX-6**  
Industrial Mixed Use - 6



Allows up to a **6-story** residential, commercial, light industrial or mixed-use building

**IX-8**  
Industrial Mixed Use - 8



Allows up to a **8-story** residential, commercial, light industrial or mixed-use building



# Commercial and Industrial Districts

**IL**  
Industrial Light



**IH**  
Industrial Heavy



**CG-4**  
Commercial General - 4



# Institutional and Open Space

**INS**  
Institutional



Allows for a range of **larger public, civic & institutional uses** that do not readily assimilate into other zoning districts such as schools, places of worship, hospitals, museums, & libraries

**OS**  
Open Space



**Publicly-owned open space** that serves passive and active recreational needs of the community, includes parks, playgrounds, sport fields, dog parks, & conservation areas

**CEM**  
Cemetery



**Open space used to bury remains and memorialize the deceased** that could include chapels and mausoleums.

# Small Group Discussion

# 1. Use Thresholds

In the [Draft Use Provisions](#), Commercial, Manufacturing, and Industrial uses are permitted in certain districts based on their size. Do these proposed square footage breaks make sense?

Use Category Specific Use	RESIDENTIAL							MIXED USE								COMMERCIAL & INDUSTRIAL			INSTITUTIONAL & OPEN SPACE			
	RC	RD-A	RD-B	RD-C	RA-A	RA-B	RA-C	RX-4	RX-6	MX-4	MX-6	MX-8	MX-13	MX-U	IX-6	IX-8	CG	IL	IH	INS	CEM	OS
Food and Beverage																						
General food beverage (up to 1,500 SF)	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
General food beverage (above 1,500 SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
Microbrewery, small distillery/winery	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
Lodging																						
General lodging	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-
Medical																						
General medical (up to 1,500 SF)	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-
General medical (above 1,500 SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-
Hospital	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	P	-	-	P	-	-
Medical laboratory	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-
Office																						
General office (up to 1,500 SF)	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-
General office (above 1,500 SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-
Parking																						
Commercial parking	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	P	P	C	-	-
Remote parking	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-
Personal Service																						
General personal service (up to 1,500 SF)	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
General personal service (above 1,500 SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
Animal care - outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-
Retail																						
General retail (up to 1,500 SF)	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
General retail (above 1,500 SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
Alternative financial services	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-

KEY: P Use Allowed By-Right | C Conditional Use Permit Required | \* Use Standards apply | - Use Not allowed



# 1. Use Thresholds

## Manufacturing and Industrial Uses:

Use Category Specific Use	RESIDENTIAL							MIXED USE							COMMERCIAL & INDUSTRIAL			INSTITUTIONAL & OPEN SPACE				
	RC	RD-A	RD-B	RD-C	RA-A	RA-B	RA-C	RX-4	RX-6	MX-4	MX-6	MX-8	MX-13	MX-U	IX-6	IX-8	CG	IL	IH	INS	CEM	OS
MANUFACTURING AND INDUSTRIAL USES																						
Industrial																						
Low impact industrial (up to 1,500 SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-
Low impact industrial (1,501 to 5,000 SF)	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-
Low impact industrial (5,001 to 50,000 SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	-	-	-
Low impact industrial (above 50,000 SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C			
High impact industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-
Crematorium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-
Resource extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-
Transportation																						
Transit stop	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	P
Marine terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
Passenger terminal	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	P	-	-
Railroad right-of-way	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Warehouse and Distribution																						
General (up to 25,000 SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	-	-	-
General (25,001 to 100,000 SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	P	P	-	-	-
General (above 100,000 SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-
Data center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-
Self-service storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-
Truck and freight transfer terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-
Vehicle storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	P	P	-	-	-

KEY: P Use Allowed By-Right | C Conditional Use Permit Required | \* Use Standards apply | - Use Not allowed



## 2. Market Demand

Are there uses that the zoning ordinance is prohibiting or limiting that the **market wants to be here**? Are there **businesses and industries that the zoning ordinance should encourage**? Have you experienced an **issue with the existing zoning ordinance** while working with a business, industry, or entrepreneur that should be addressed in the new zoning ordinance?

# 3. Auto-Oriented Corridors

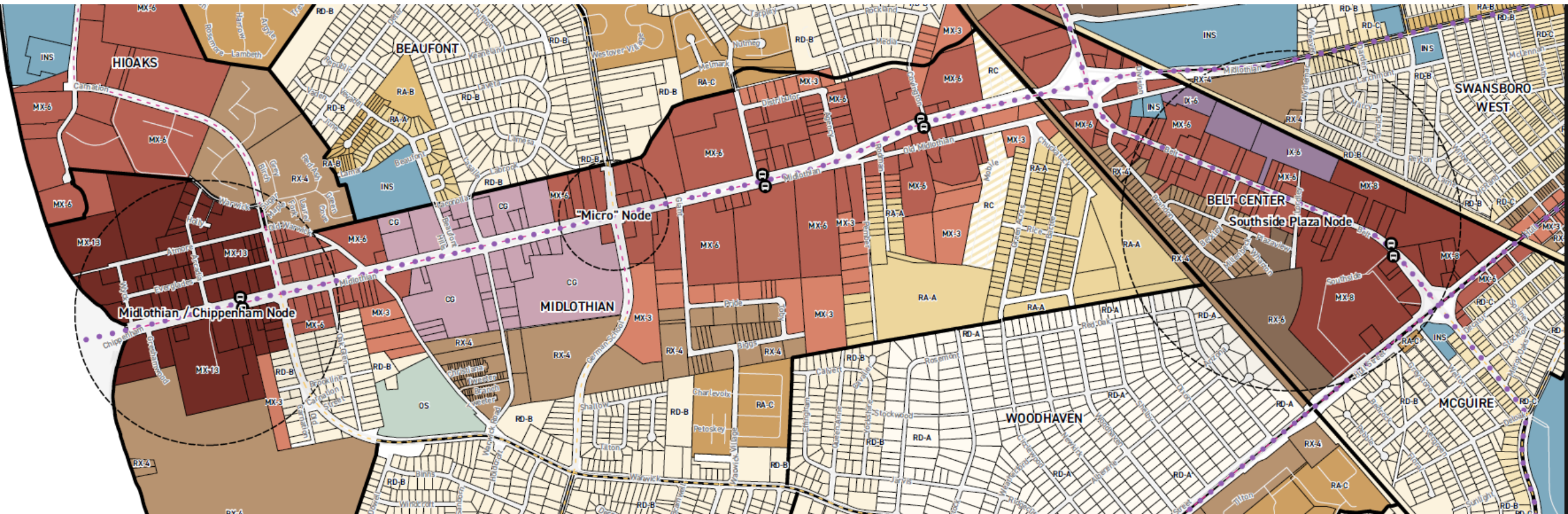
The Commercial General Zoning District (CG-4) was added to accommodate more auto-oriented commercial corridors in the short to medium term. The zoning district allows for a big box, auto-oriented building form and permits more auto-oriented uses including drive thrus. But exactly where should it be applied? Are we making too many existing properties non-conforming if we limit where this district is applied? Are there uses permitted in the CG that should be permitted in other districts?



1. Lot Size	
A Lot width (min)	0'
2. Dwelling Units	
Dwelling units per building (max)	n/a
3. Coverage	
B Building coverage (max)	50%
C Amenity space (min)	15%

4. Building Setbacks	
D Primary street (min)	15'/30'
E Side street (min)	15'/30'
F Side (min)	0'
G Rear (min)	0'
Alley (min)	3'
5. Build-to	
H Primary street (min)	40%
I Side street (min)	20%
6. Parking Location	
Parking between building & street	Not allowed

# 3. Auto-Oriented Corridors



# Next Steps

- Next Diverse Economy Working Group will be during the roll out of Module 2 in July or August.
- Email [richmond300@rva.gov](mailto:richmond300@rva.gov) with additional questions from Module 1
- Check out the initial draft of the zoning map at <https://www.rva.gov/coderefresh>
- Let us know if there is a meeting for staff to attend
- Participate in a public meeting June 24-26