

# RICHMOND 300 ZONING CODE REFRESH

Proposed Zoning District Survey Analysis  
May 2025



# Demographic Summary

# Demographic Summary\*\*



**1,166**

Online Surveys Submitted



**~300**

Comments from 3  
Open Houses

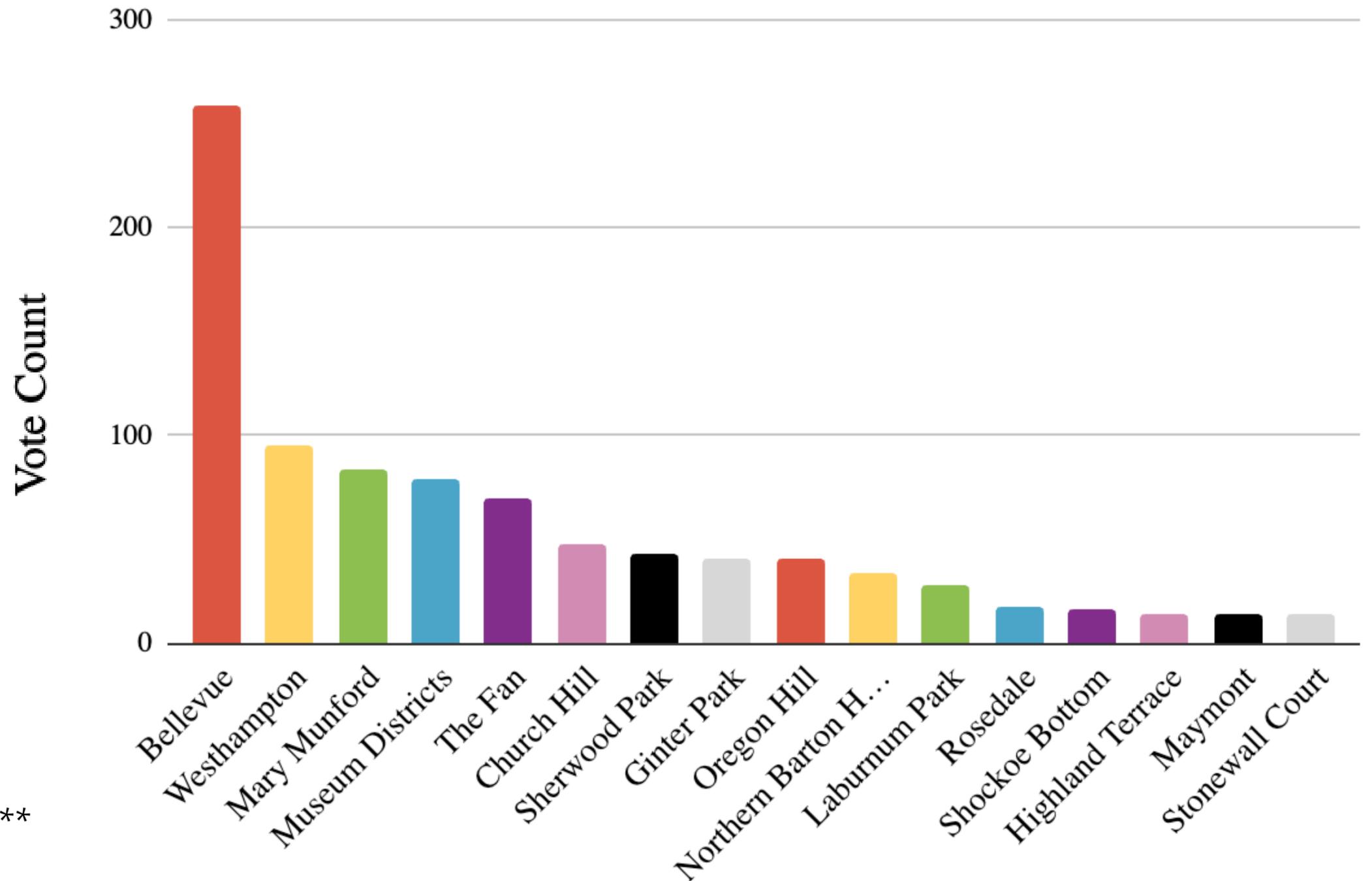


**75+**

Neighborhoods  
Represented

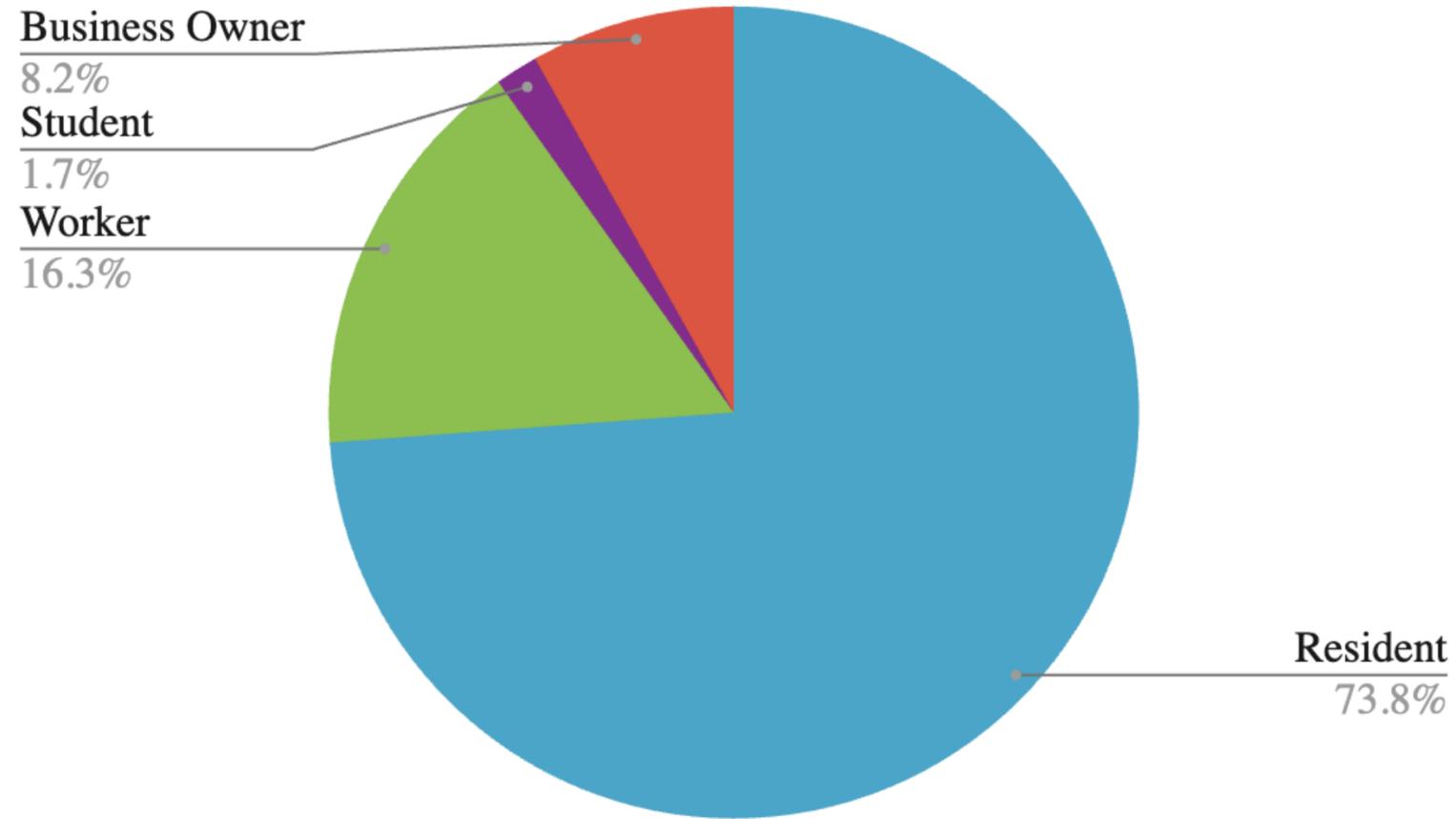
*Demographic data reflect survey respondents only\*\**

## Top Responding Neighborhoods

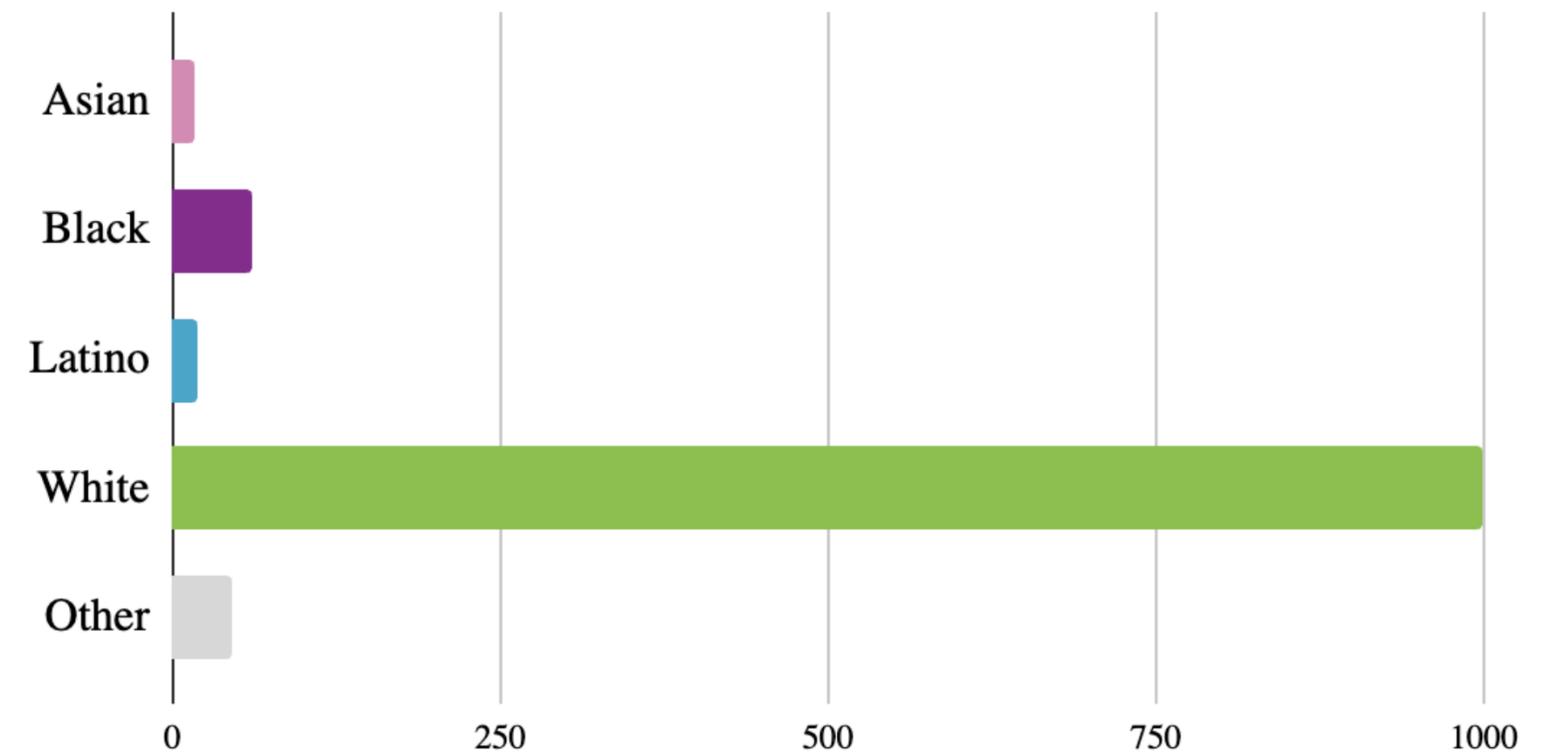


# Demographic Summary

## Connection to Richmond

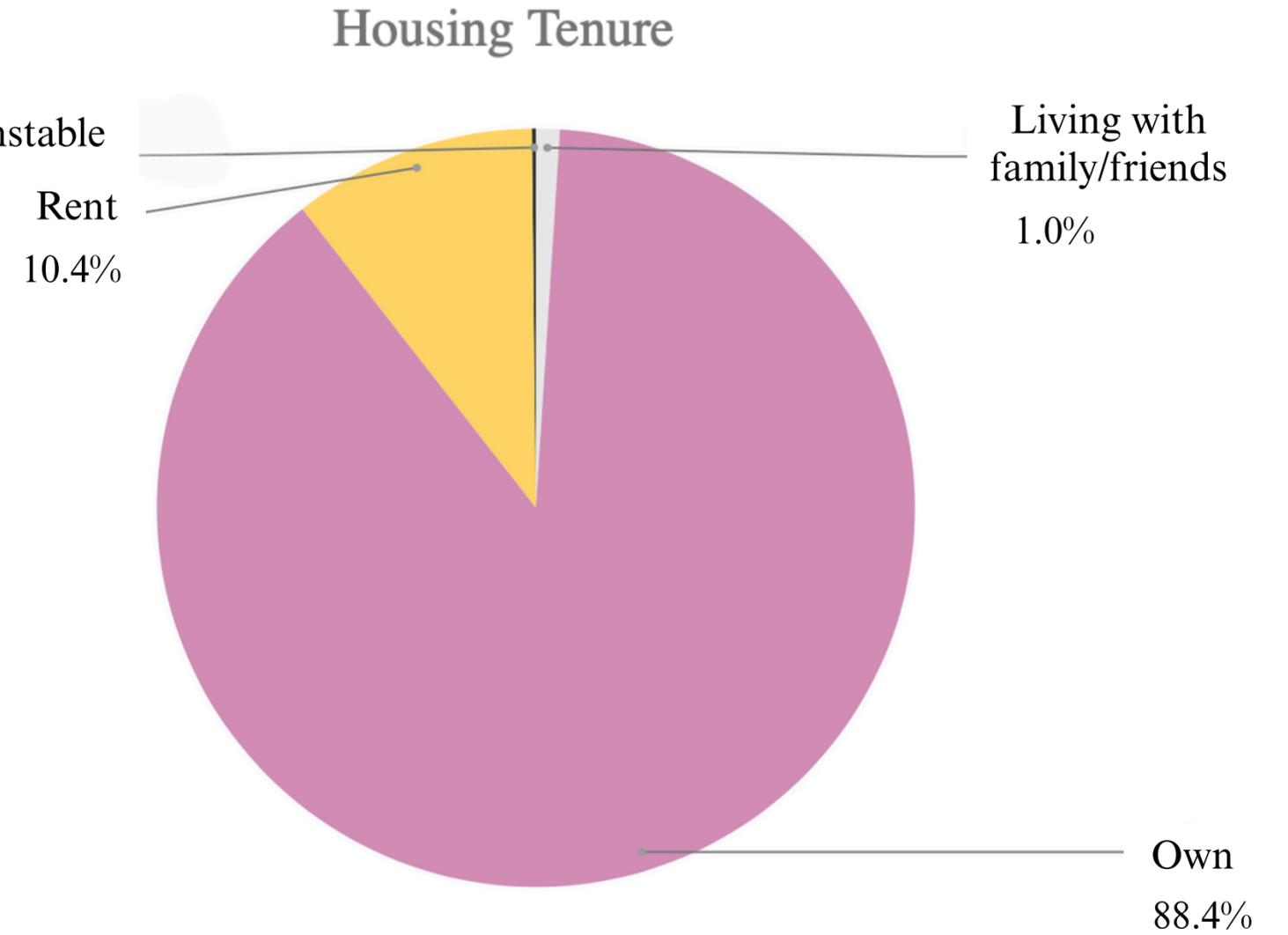
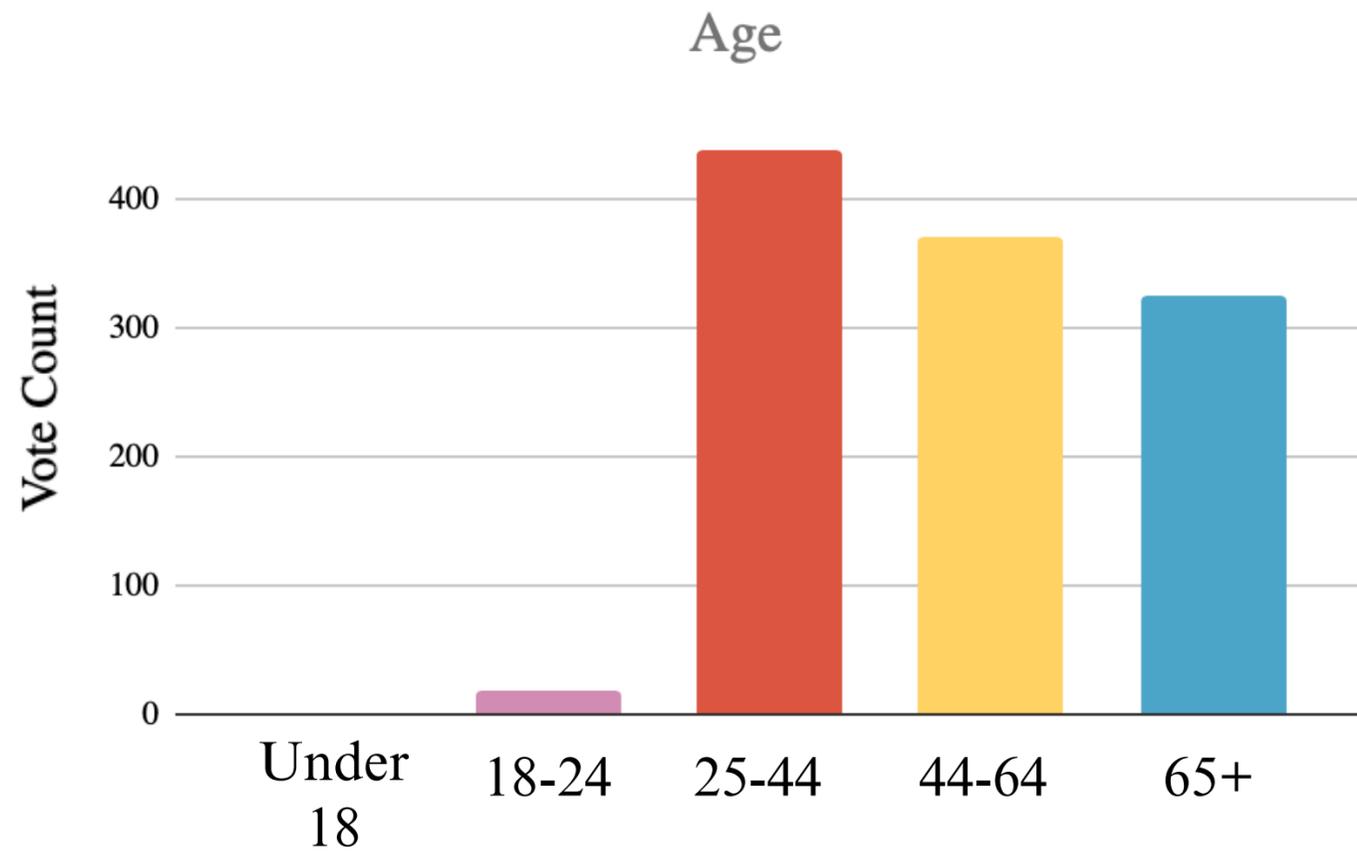


## Race/Ethnicity



## Vote Count

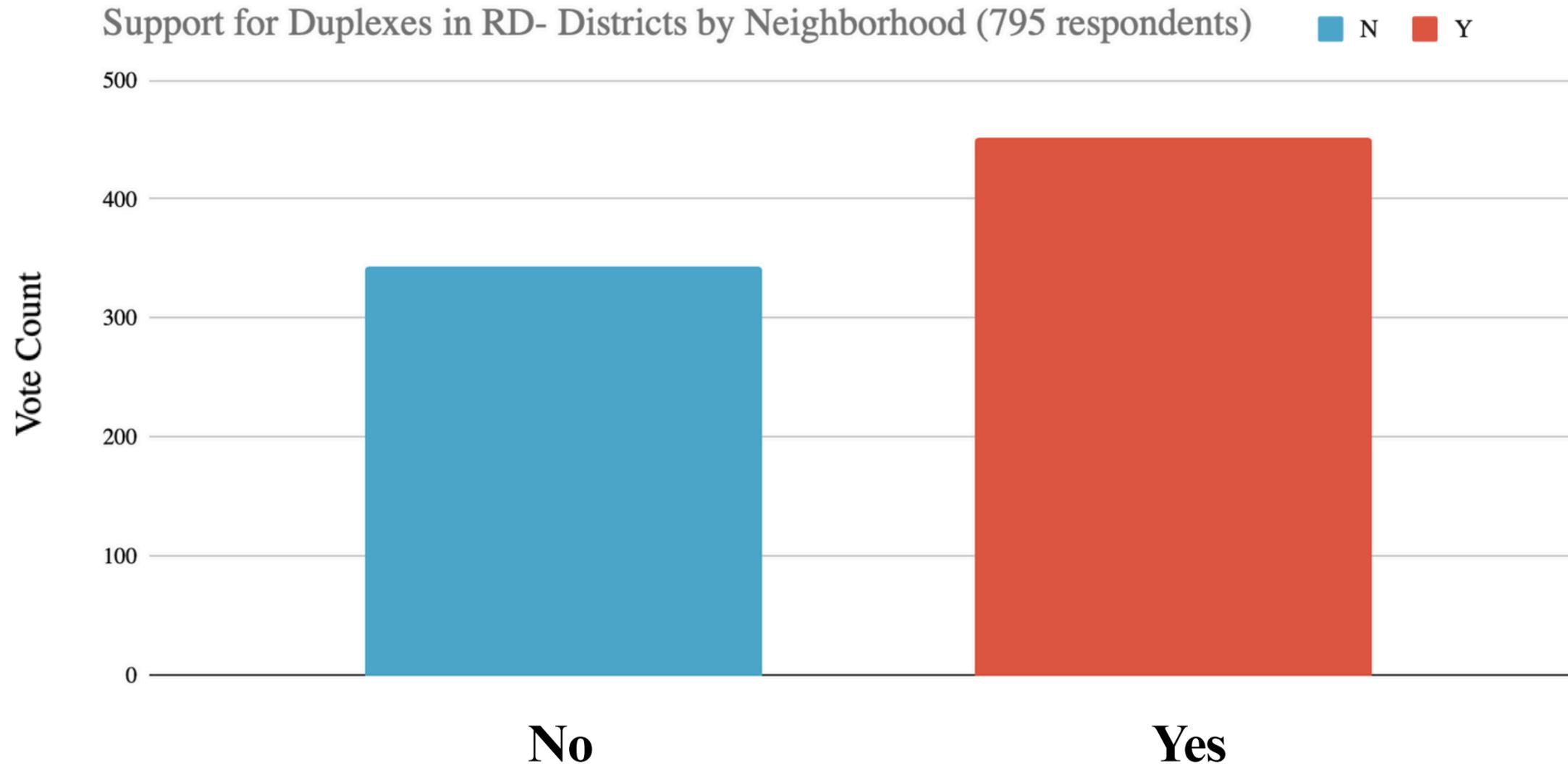
# Demographic Summary



# Residential Districts

# To allow for gentle increases in density, do you support allowing duplexes in Residential Detached Districts (RD-)?

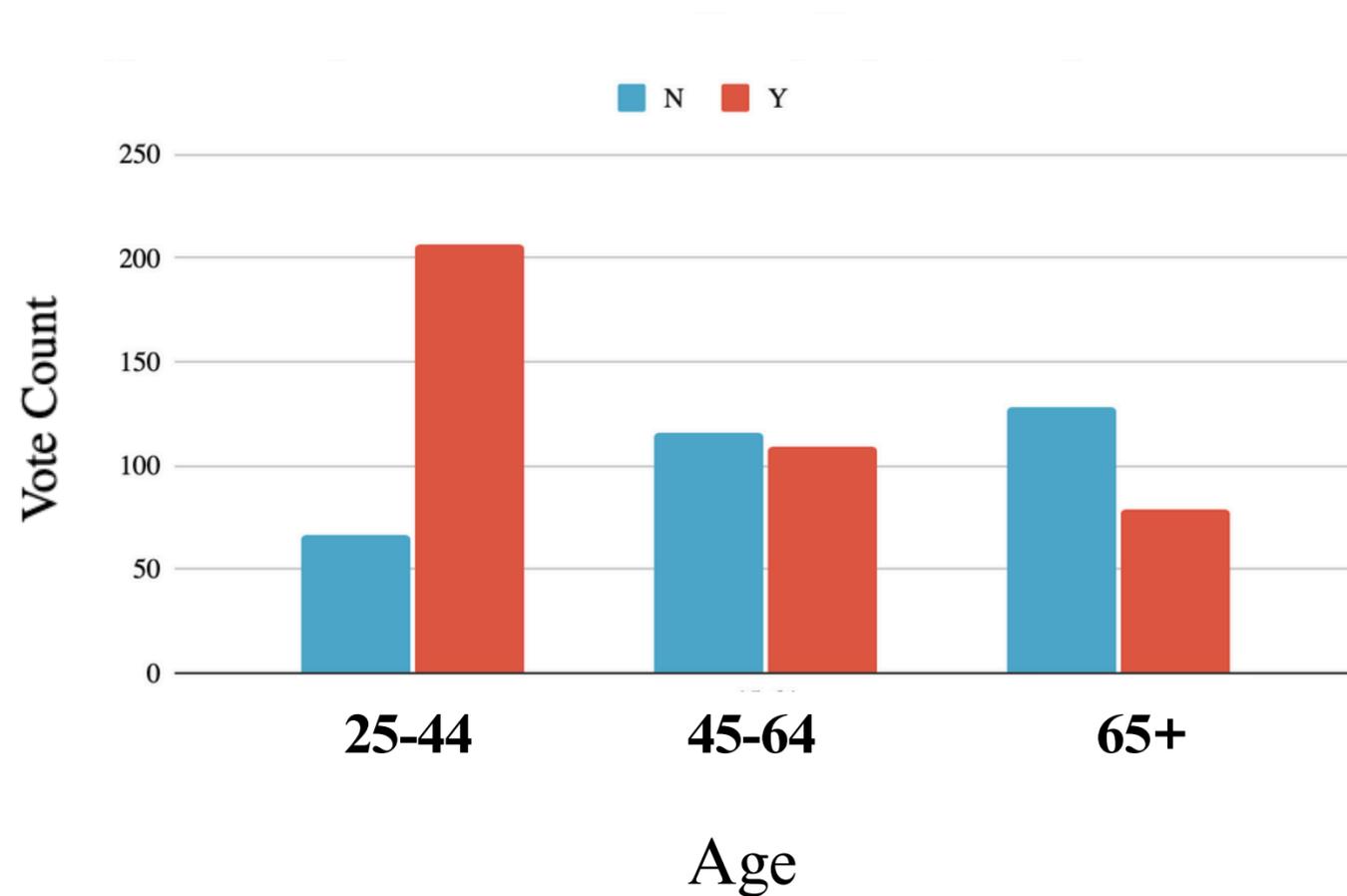
We asked whether respondents support allowing duplexes in Residential Detached Districts (RD-). A little over half of respondents said they were comfortable.



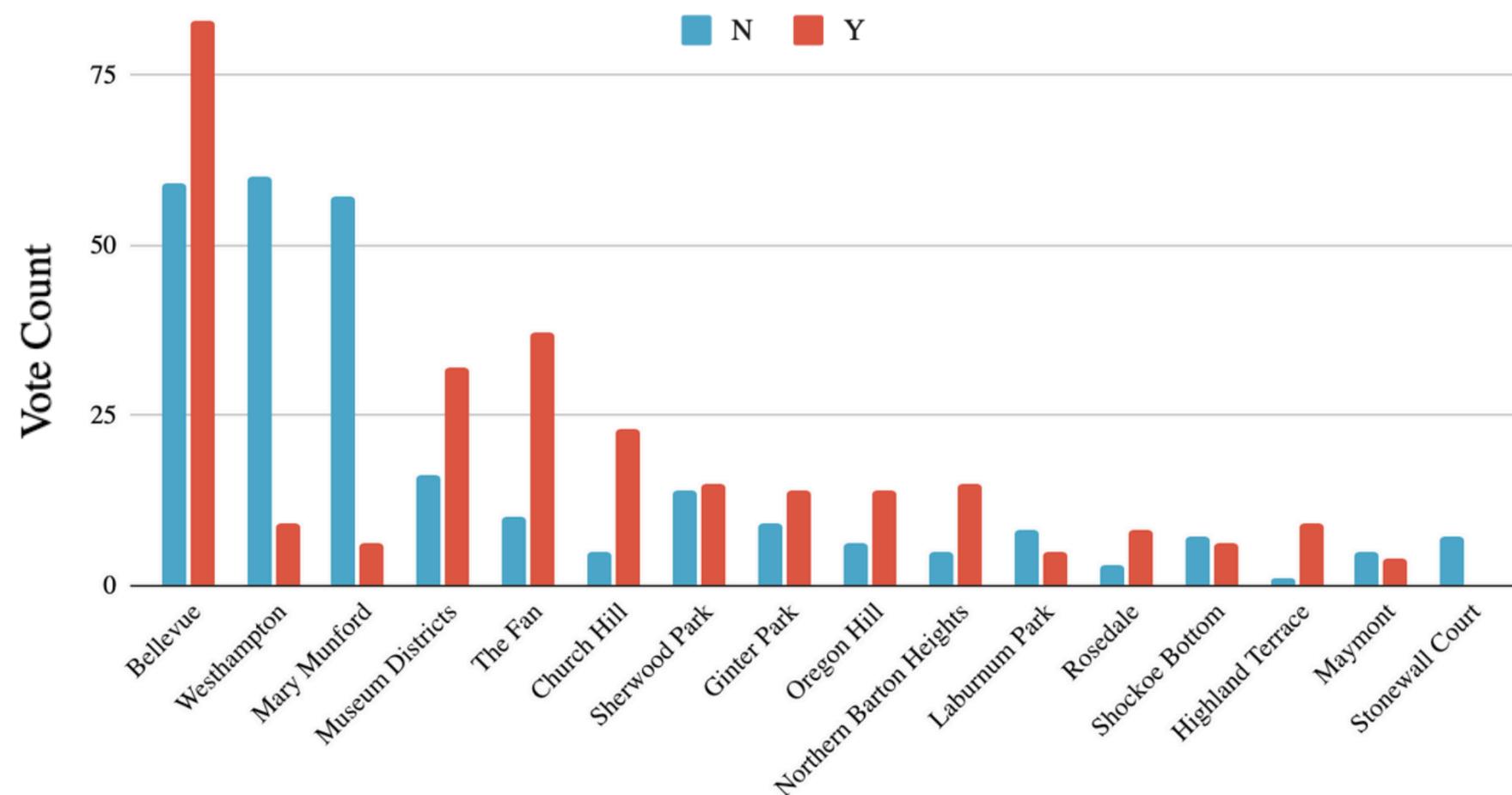
# To allow for gentle increases in density, do you support allowing duplexes in Residential Detached Districts (RD-)?

- Respondents from **Mary Munford** and **Westhampton** were strongly opposed to allowing duplexes in Residential Detached (RD-) districts.
  - In most other neighborhoods, a majority of respondents expressed support
- Younger respondents were more supportive compared to older respondents
- Homeowners were split
- More renters supported allowing duplexes

Support for Duplexes in RD- Districts by Age (795 respondents)



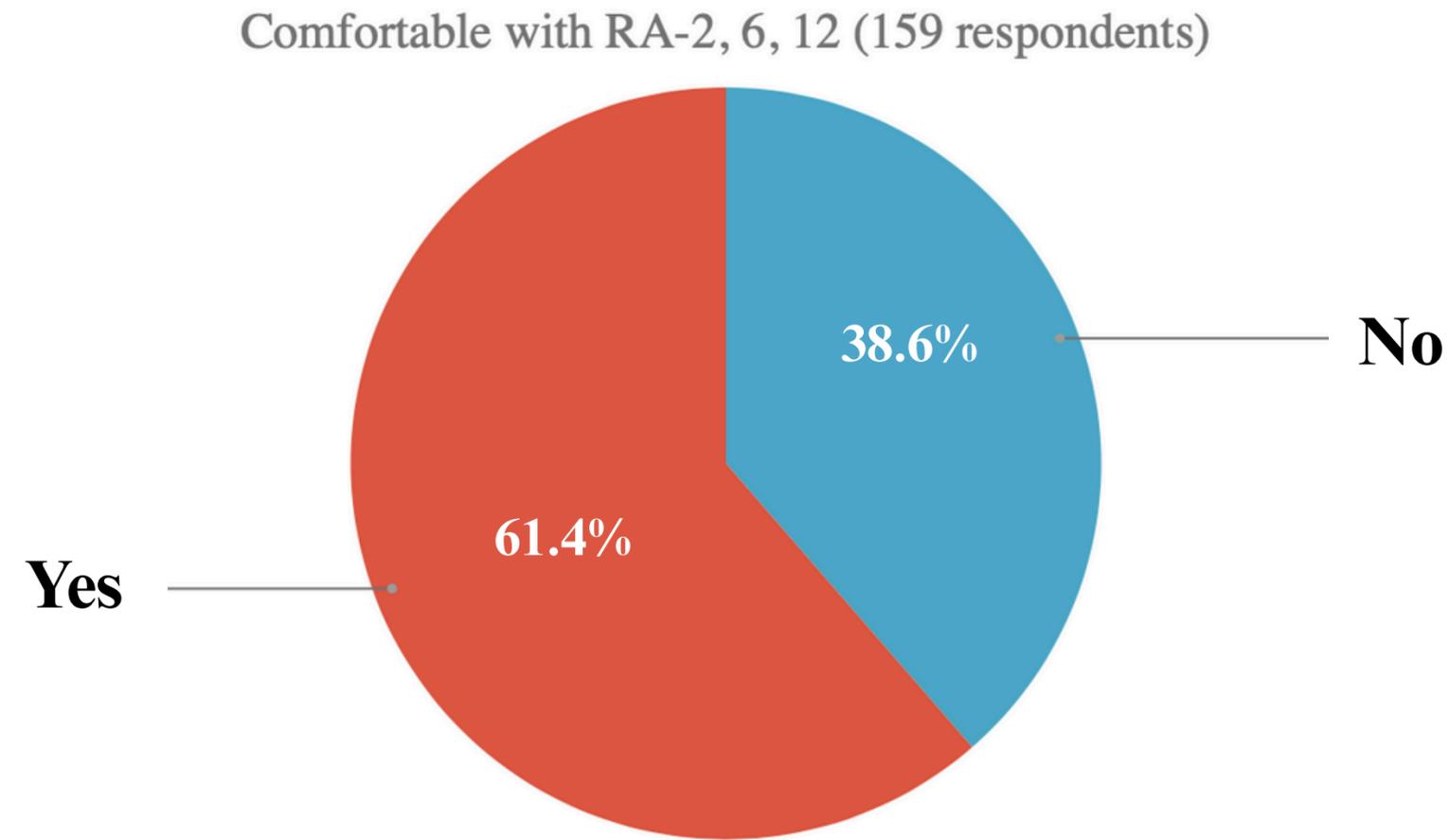
Support for Duplexes in RD- Districts by Neighborhood (795 respondents)



# Are you comfortable with the breakdown of the Residential Attached Districts (RA-) - max 2 units, 6 units, and 12 units in a building? Or should there be some other type of breakdown?

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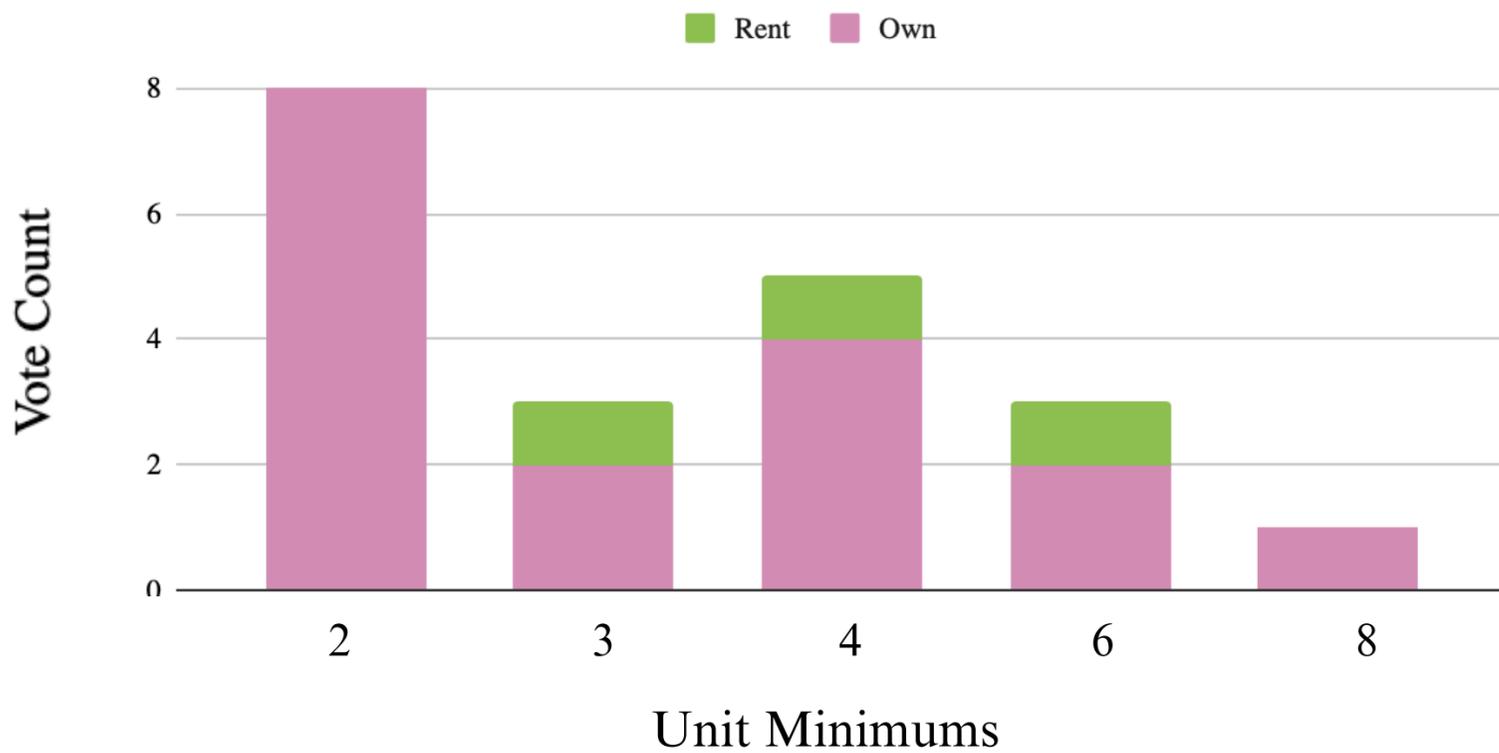
We asked whether respondents are comfortable with the current breakdown of Residential Attached Districts. About 61% of residents said they were comfortable with the suggested breakdown, however there were several suggestions for alternative unit limits.



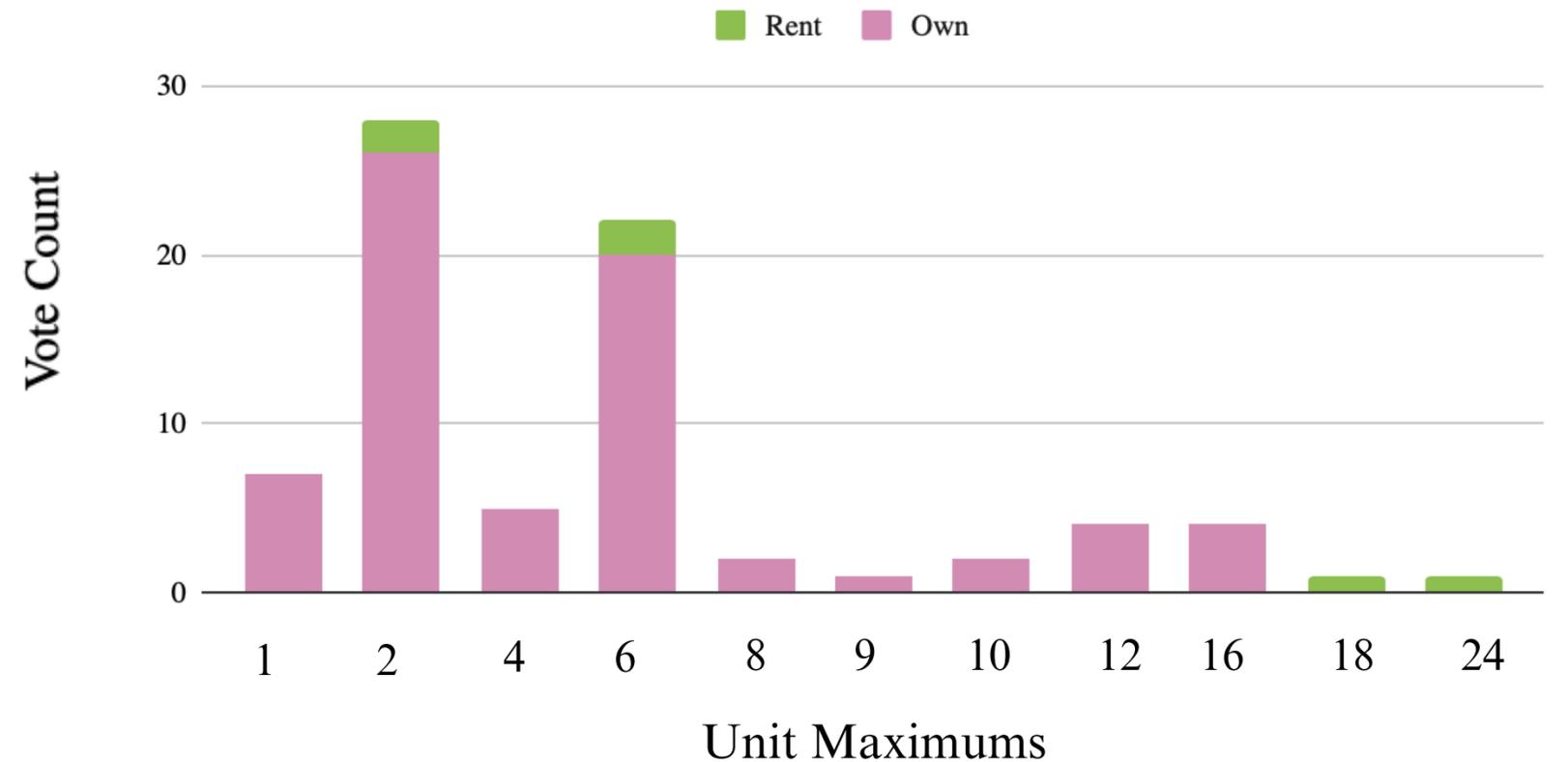
# Are you comfortable with the breakdown of the Residential Attached Districts (RA-) - max 2 units, 6 units, and 12 units in a building? Or should there be some other type of breakdown?

Among respondents who said “no” (i.e., they want a different breakdown), many provided suggestions for both the minimum and maximum number of units that should be allowed in a building (specifically, maximum units **anywhere** in RA-).

Minimum Units Suggestions for all RA- by Housing Tenure  
(82 respondents)



Maximum Units Suggestions for all RA- by Housing Tenure  
(82 respondents)



# Are you comfortable with the breakdown of the Residential Attached Districts (RA-) - max 2 units, 6 units, and 12 units in a building? Or should there be some other type of breakdown?

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- More homeowners than renters want a different breakdown for unit maximums in RA- districts.
  - The most popular unit maximums for homeowners are 2 units and 6 units per building, anywhere in RA-.
- Older adults show a stronger preference for maintaining low-density development. Of those that desired a different breakdown:
  - Respondents aged 45-65 prefer a maximum of 2 units.
  - Respondents aged 25-44 prefer a maximum of 6 units.

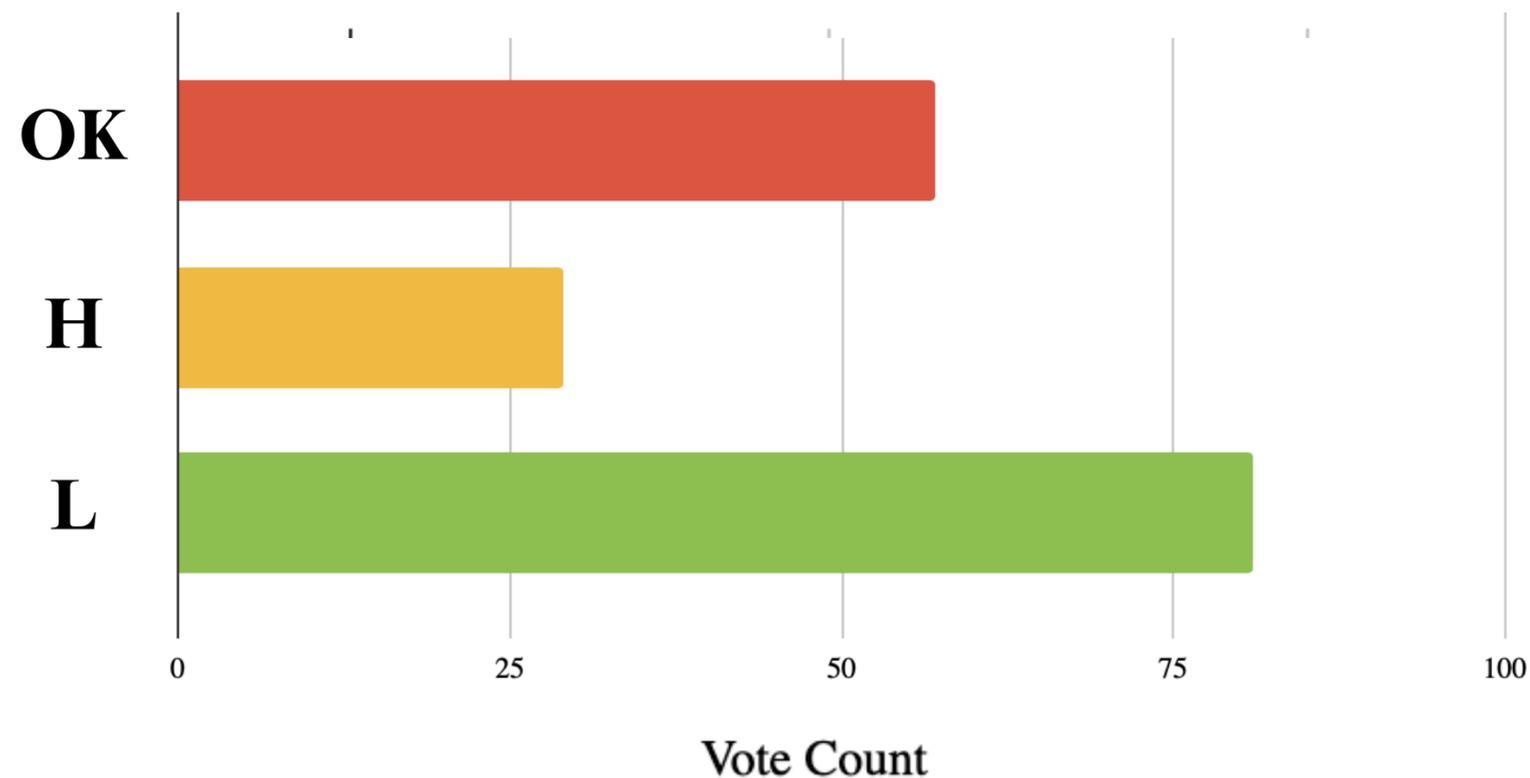
People are most concerned with keeping density low in Residential Attached (RA-) districts—particularly **older homeowners in Bellevue, Mary Munford, and Westhampton**. This group also strongly expressed a desire to preserve the character of their current neighborhood. Among those who said the existing RA- breakdown was acceptable, the main concern was that any new development should match the surrounding context and not stand out.

# How do you feel about allowing for 4 stories in the RA-C district? If not, should it be lower or higher?

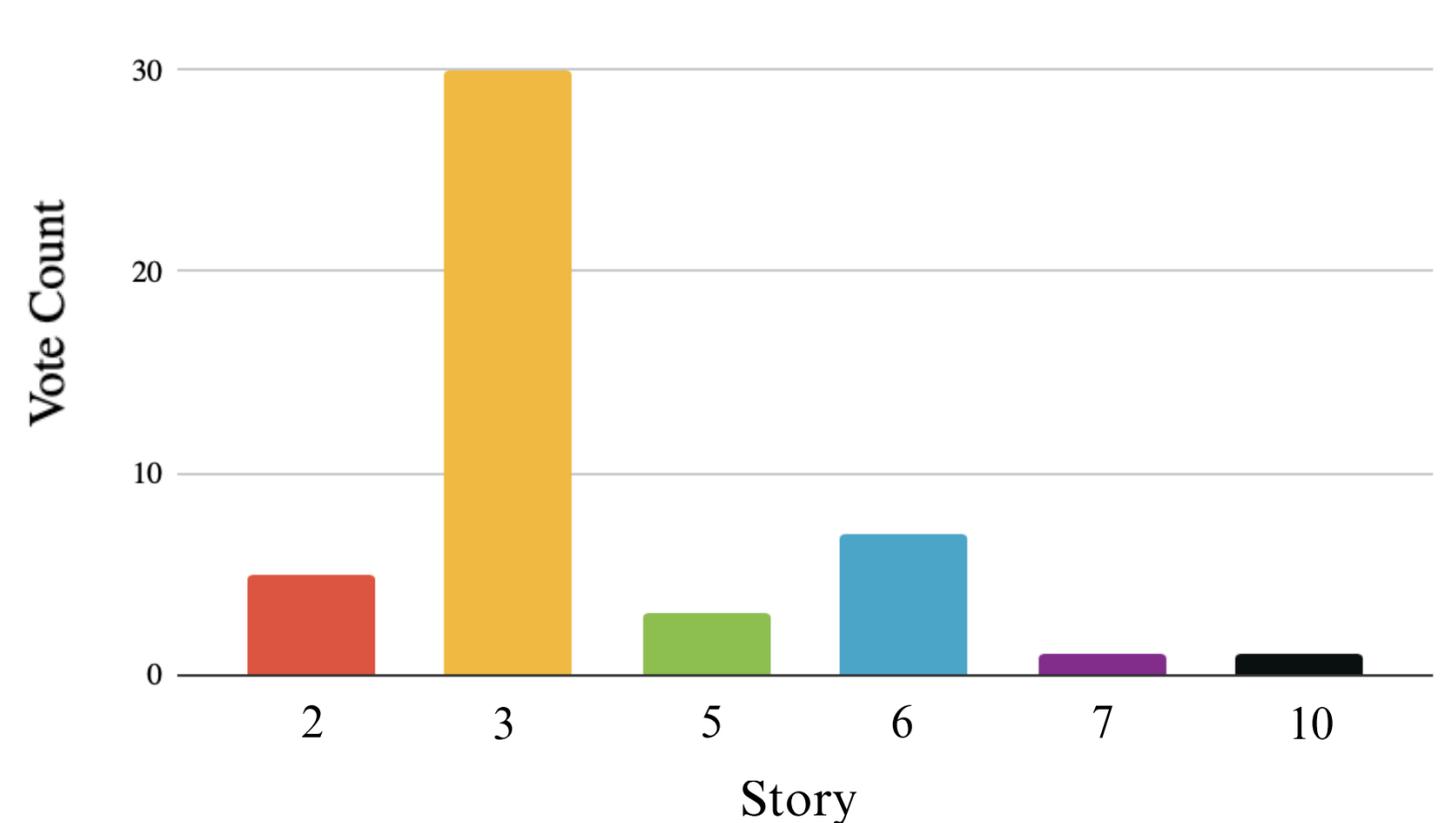
Respondents were asked whether they were comfortable allowing four stories in RA-C (Residential Attached-High) districts, with options to indicate if four stories was acceptable (OK), if they preferred fewer (L), or more (H). Many also provided specific story count suggestions.

Among those who preferred fewer than four stories, **three stories** was the most commonly suggested height. This preference was especially strong among **young homeowners in Mary Munford and Bellevue**, who consistently indicated that three stories should be the maximum allowed in RA-C areas.

### 4 Stories in RA-C (167 Respondents)



### Specific Story # Suggestions (47 respondents)



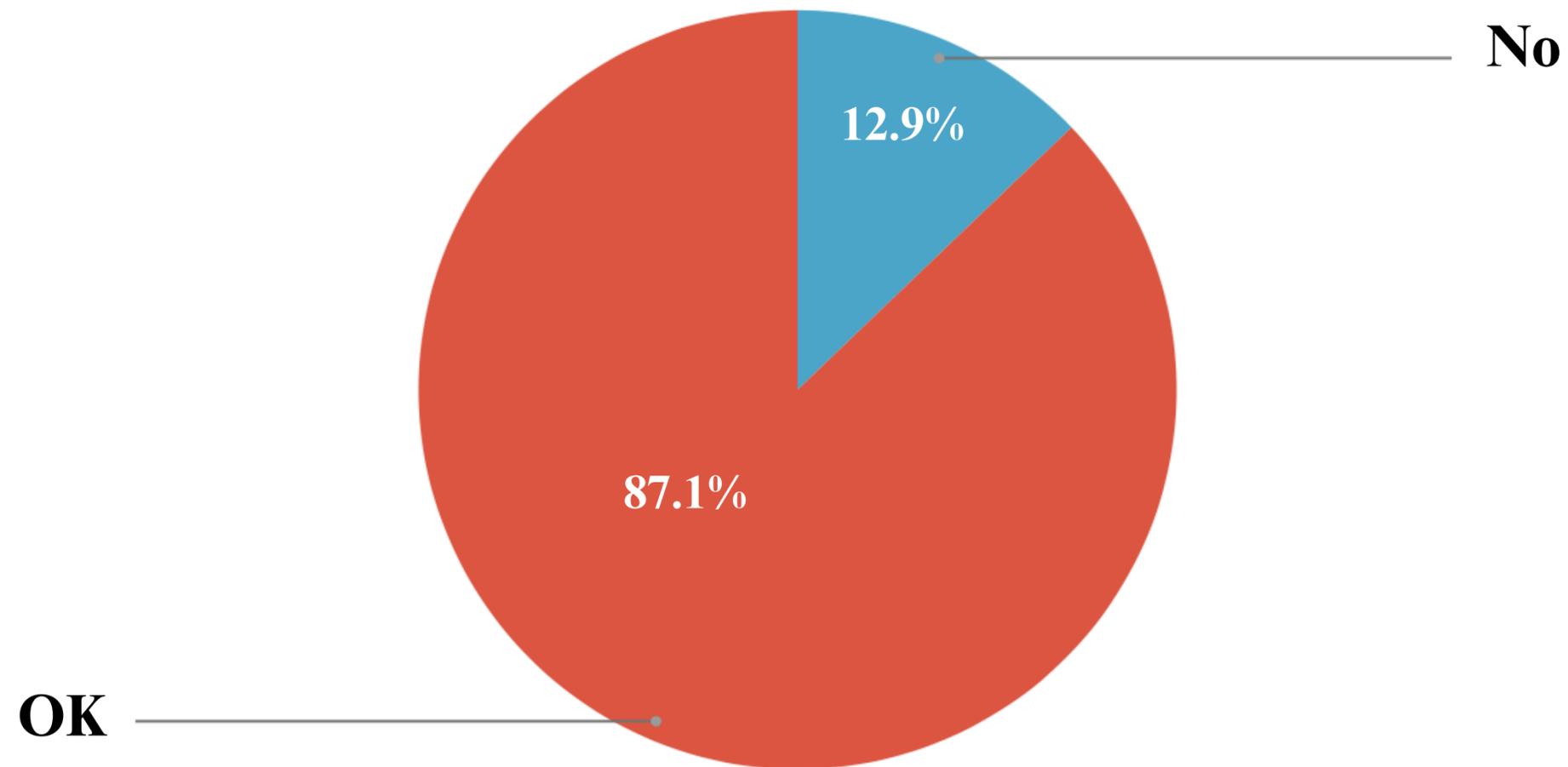
# Commercial Districts

# Commercial uses are currently proposed to be allowed throughout the entire ground floor of buildings in Residential Mixed Use Districts (RX-). Are you okay with this? Should the amount of commercial space on the ground floor be limited in size or should the market decide?

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**Most respondents are ok (87.1%)with allowing commercial uses thoroughout entire ground floor buildings in RX- districts.**

Support for Commercial Uses Throughout the Entire Ground Floor of Buildings in Residential Mixed Use Districts (RX-) (420 respondents)



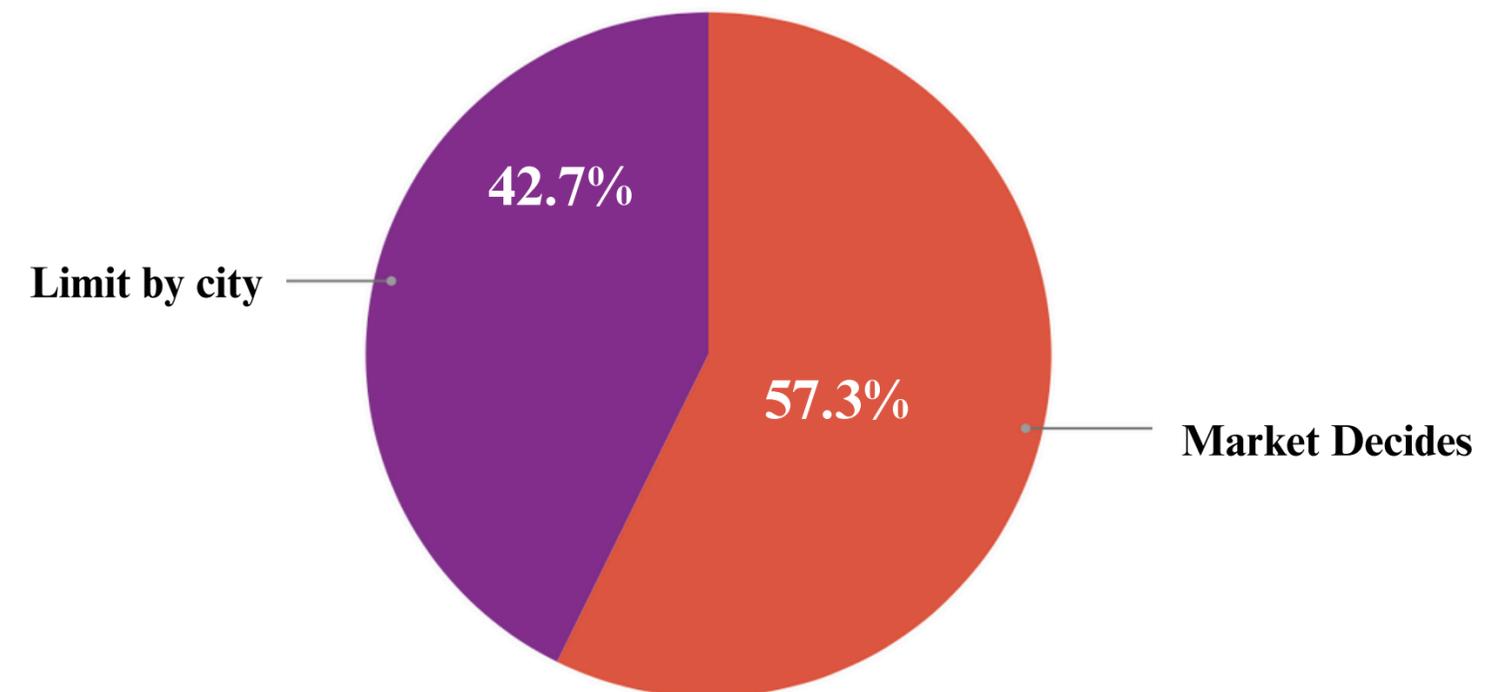
# Commercial uses are currently proposed to be allowed throughout the entire ground floor of buildings in Residential Mixed Use Districts (RX-). Are you okay with this? Should the amount of commercial space on the ground floor be limited in size or should the market decide?

When asked about the amount of commercial space on the ground floor, a little over half of respondents felt that the market should decide the amount of commercial space on the ground floor.

Other concerns included ensuring there is **adequate parking access**, that commercial spaces **serve the neighborhood** and are **accessible** to local residents, and that **disruptive businesses** like vape shops or tattoo parlors are **avoided**.

Younger respondents tended to support letting the market decide, while older respondents preferred that the city set limits. This sentiment was particularly strong in **Westhampton** and **Bellevue**, where residents clearly favored city oversight over market-driven decisions.

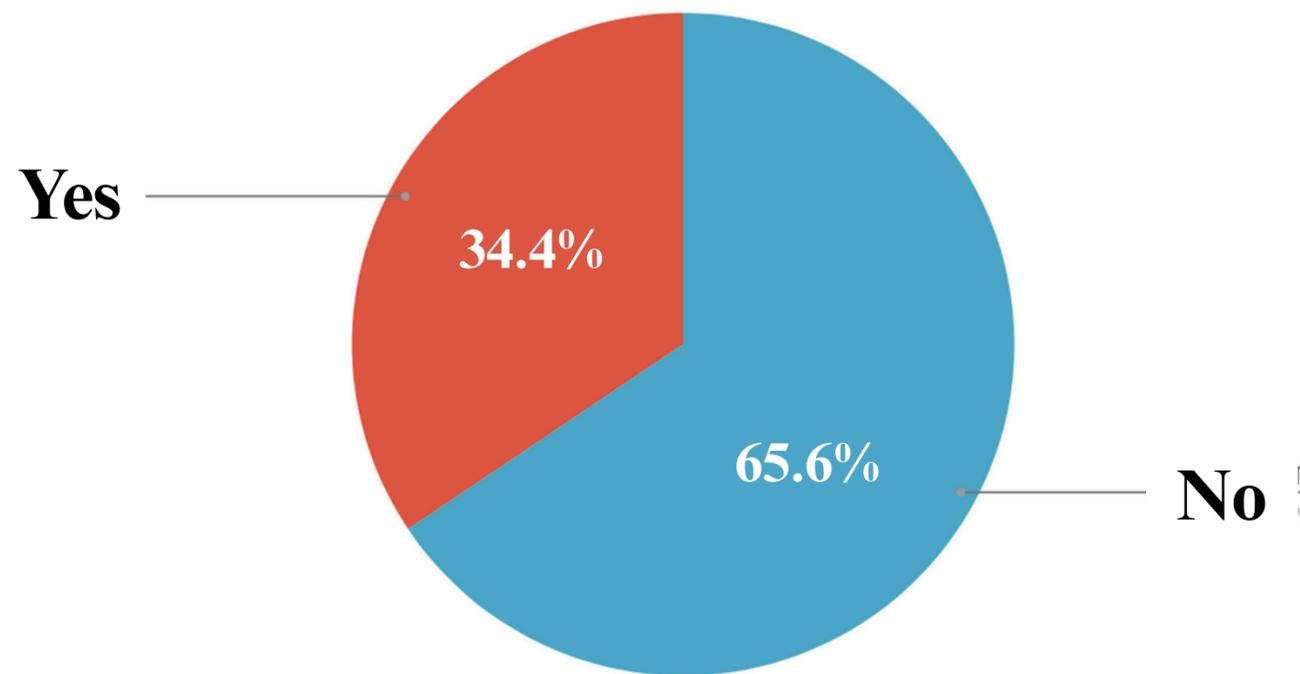
Opinions on Regulating Ground-Floor Commercial Space in RX- Districts (420 respondents)



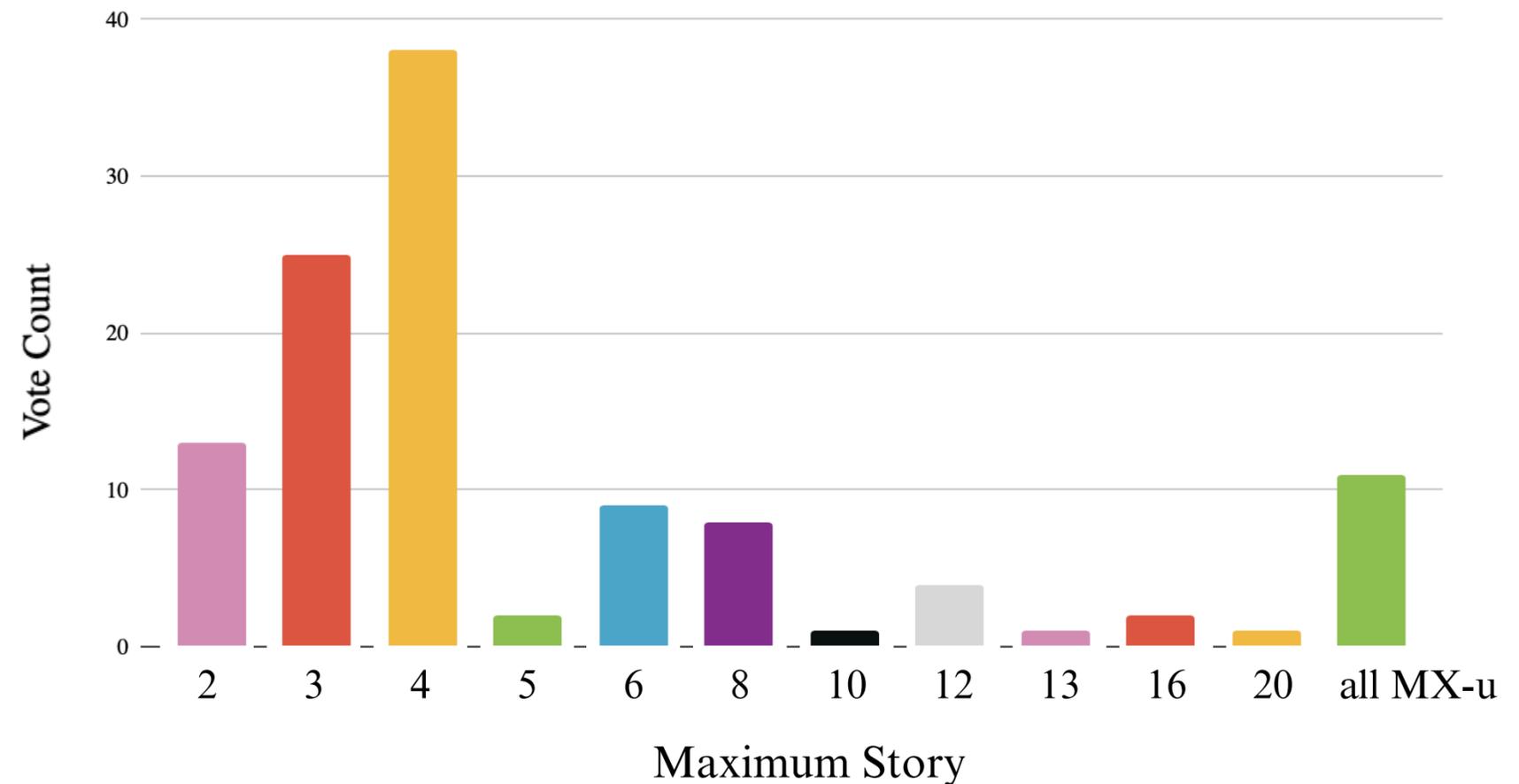
# How do you feel about the breakdown of maximum heights by stories for the Mixed Use Districts (MX-) - 4, 6, 8, 13 and unlimited ? Does the breakdown make sense or should there be a different type of breakdown?

Most people felt that the breakdown for Mixed-Use Districts could be different, with the most commonly suggested maximum building height being four stories.

Support for MX-4, 6, 8, 13 and Unlimited (462 respondents)



Maximum Story Suggestions for all MX- (462 respondents)



# How do you feel about the breakdown of maximum heights by stories for the Mixed Use Districts (MX-) - 4, 6, 8, 13 and unlimited ? Does the breakdown make sense or should there be a different type of breakdown?

Many respondents strongly feel that building heights should be **limited in residential areas**, but they are generally more accepting of **higher heights in downtown or financial districts**. Some expressed a preference for having a maximum height limit everywhere, with the exception of downtown, where unlimited heights could be allowed.

Additionally, many respondents found the current breakdown of building heights confusing and suggested it be simplified. Most proposals fell into two types: assigning either whole-number height limits or height ranges for each Mixed-Use (MX-) district. Some suggestions also included consolidating the number of Mixed-Use districts overall.

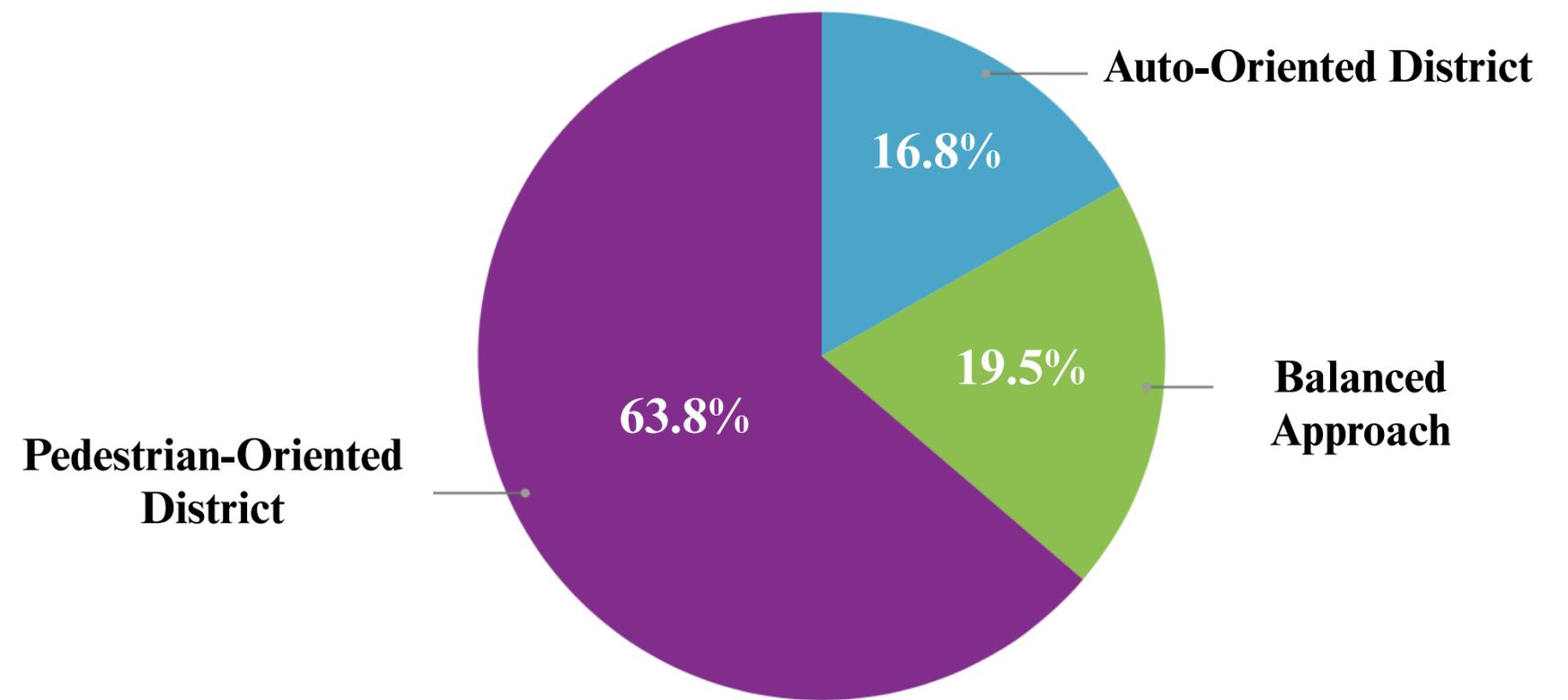
Whole-number height limits for each Mixed-Use (MX-) district (e.g., 3, 5, 7, or 10 stories);	Height ranges for each Mixed-Use (MX-) district (e.g., 3-7 stories, 8-13 stories).
MX-3, MX-5, MX-7, MX-10 MX-4, MX-8, MX-U MX-4, MX-12, MX-U MX-5, MX-9, MX-U MX-6, MX-10, MX-16 MX-6, MX-13, MX-U MX-8, MX-13, MX-U	MX(2-6), MX-U MX(3-7), MX(8-13), MX-U MX(4-6), MX(8-13), MX-14+

# How do you feel about having a more auto-oriented district – CG-4 – in certain areas of the city? Does that make sense or should all of the commercial districts be fully pedestrian oriented?

Many respondents strongly feel that the commercial districts should be fully pedestrian.

While people recognize that Richmond is currently auto-oriented, most expressed a preference for moving toward more **pedestrian-friendly commercial districts**. Many supported transit-oriented development (TOD) as a key strategy to help facilitate that shift. Some respondents acknowledged that a fully pedestrian environment may not be feasible right away, and instead suggested a balanced approach - one where people can drive to the district, park easily, and then navigate the area on foot. Ensuring **adequate parking** and **convenient auto access** was seen as important in making this transition successful.

Auto vs. Pedestrian-Oriented Commercial District  
(455 respondents)

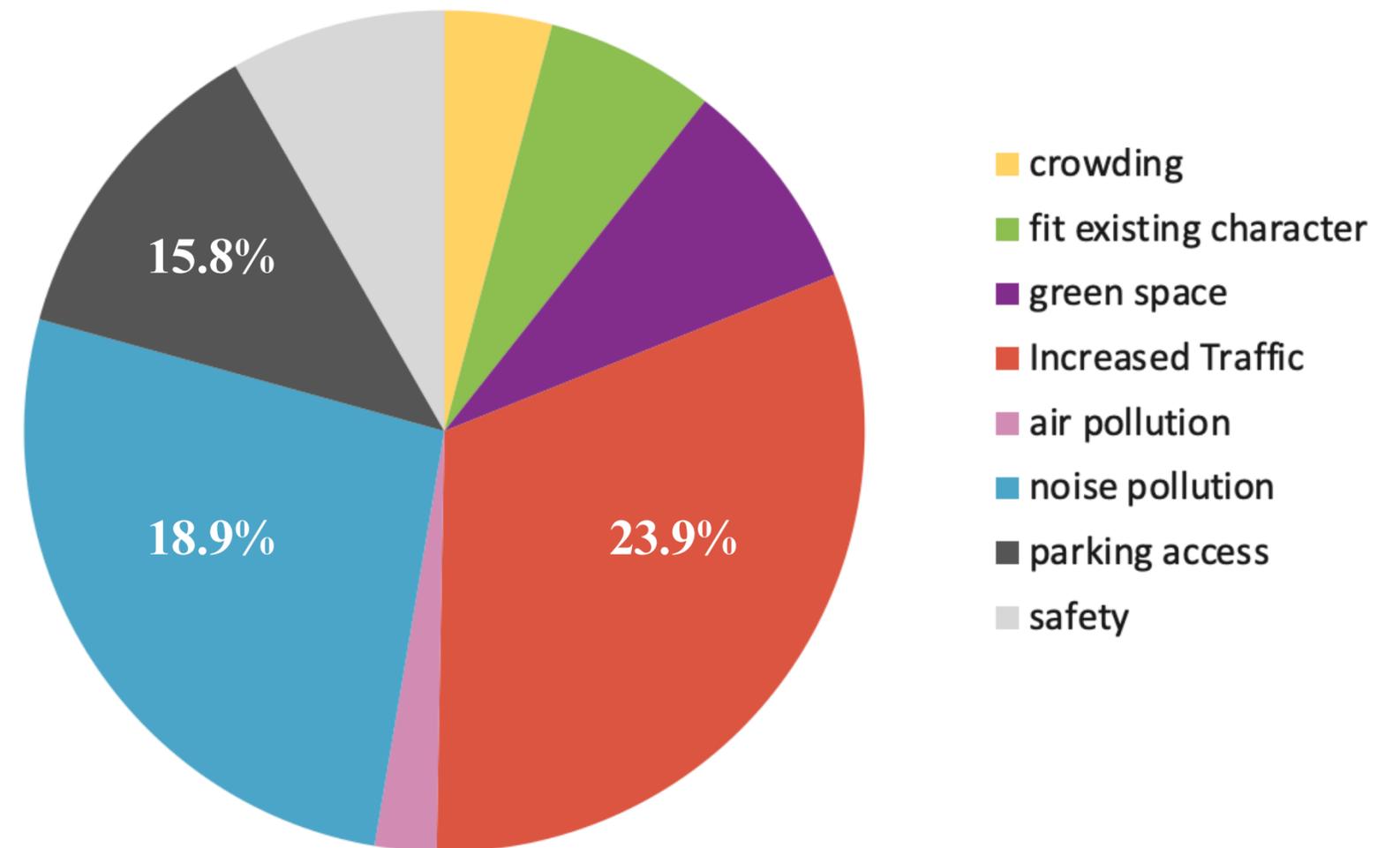


# Industrial Districts

# Do you have any concerns about the compatibility of light industrial (brewery, small distribution centers, light manufacturing) with residential or office in the Industrial Mixed Use Districts (IX-)? If so, what are your biggest concerns?

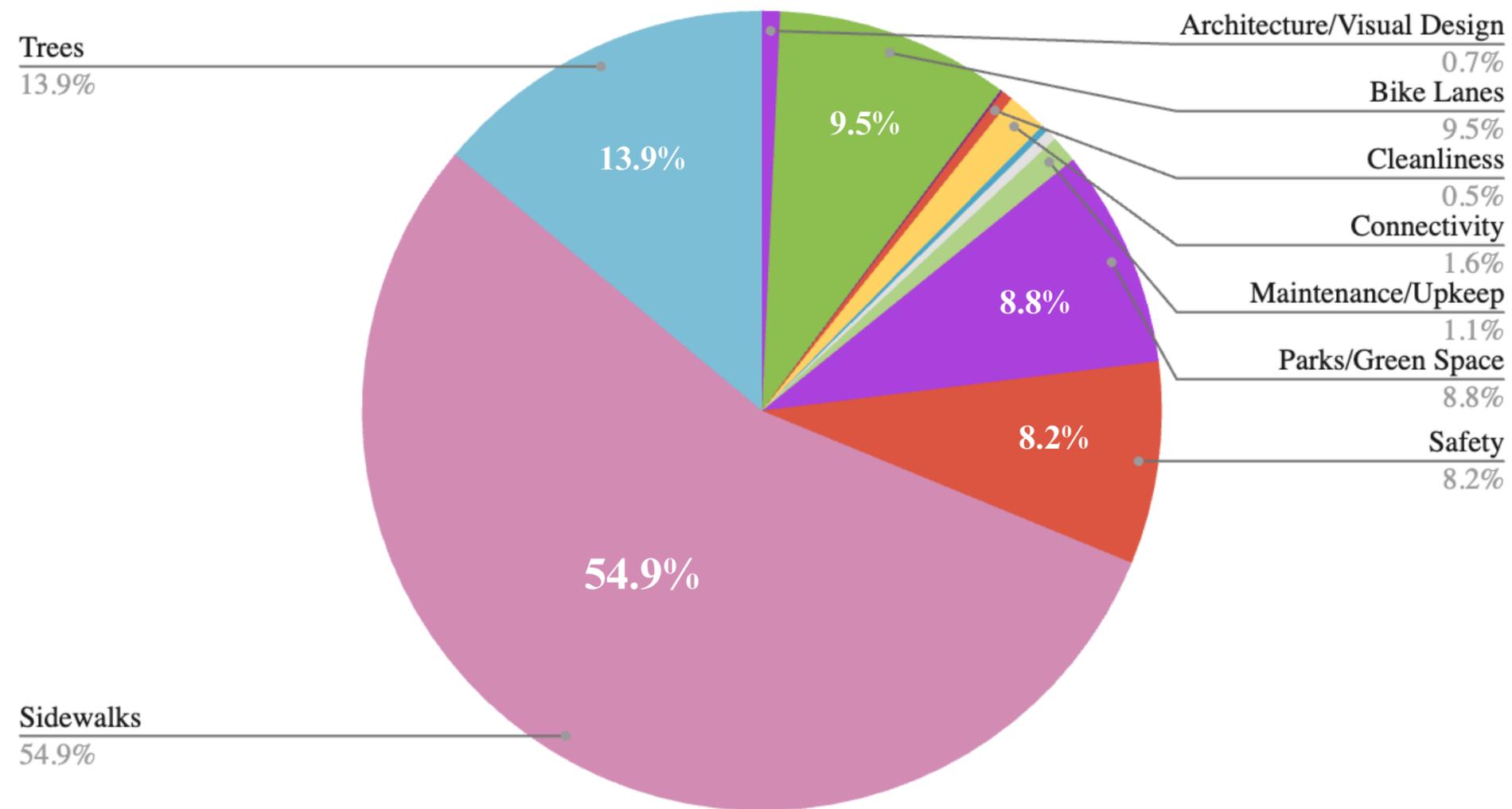
About 45% of respondents expressed concerns about allowing light industrial with residential or office in Industrial Mixed-Use Districts. The most common concerns were environmental, with many worried about **air/noise pollution** and negative impacts on nearby residential areas, especially in low-income neighborhoods that often bear a disproportionate burden. Respondents also cited concerns about **increased traffic** and **congestion**, particularly from delivery truck loading and unloading, as well as pedestrian safety, especially for children near schools. Of those who had concerns, around 20% (approximately 40 people) said they were **completely opposed** to any kind of mixed-use zoning.

Concerns about Compatibility of Light Industrial with Residential or Office in the Industrial Mixed Use Districts (IX-) (442 respondents)



# What are your top priorities when it comes to establishing a better public realm (sidewalks, bike lanes, street trees, parks) in Industrial Mixed Use areas?

Public Realm Top Priorities

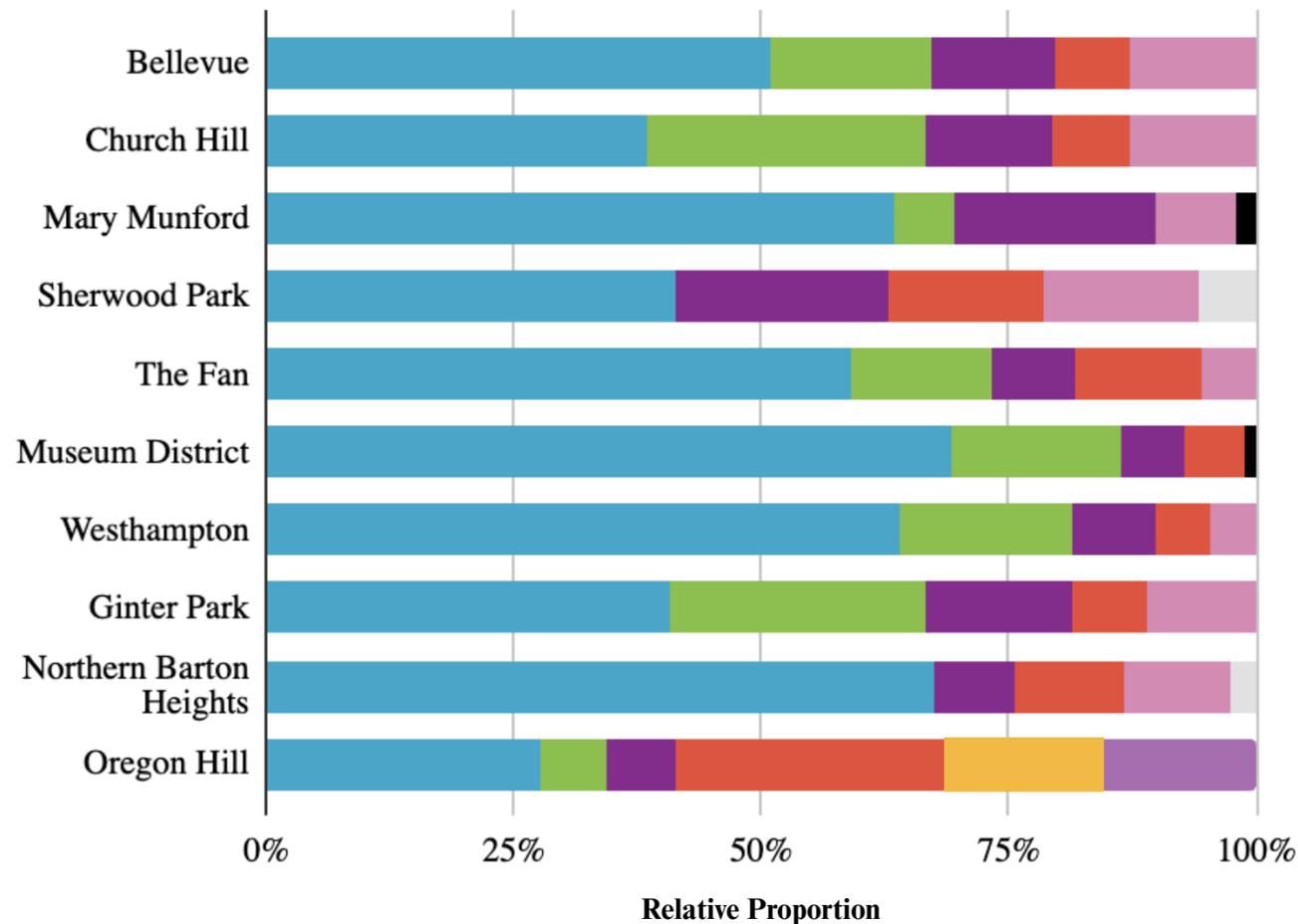


- The top priorities mentioned by respondents were sidewalks (54.9%), trees (13.9%), bike lanes (9.5%), parks/green space (8.8%), and safety (8.2%)
- Other potential priorities that received repeated mention include improved parking infrastructure, public transportation, accessibility, shade/heat mitigation, slowing down traffic, street lighting, and alternative rooftop uses
- Renters were more than twice as likely (17.9% versus 8.1%) as homeowners to say bike lanes should be a top priority. 9.3% of homeowners said Parks/Green Spaces should be prioritized compared to just 3.6% of renters
- 9.5% of people indicated that bike lanes should be a priority. Numerous people expressed reservations or outright opposition to more bike lanes and expressed safety concerns about the current bike infrastructure in Richmond

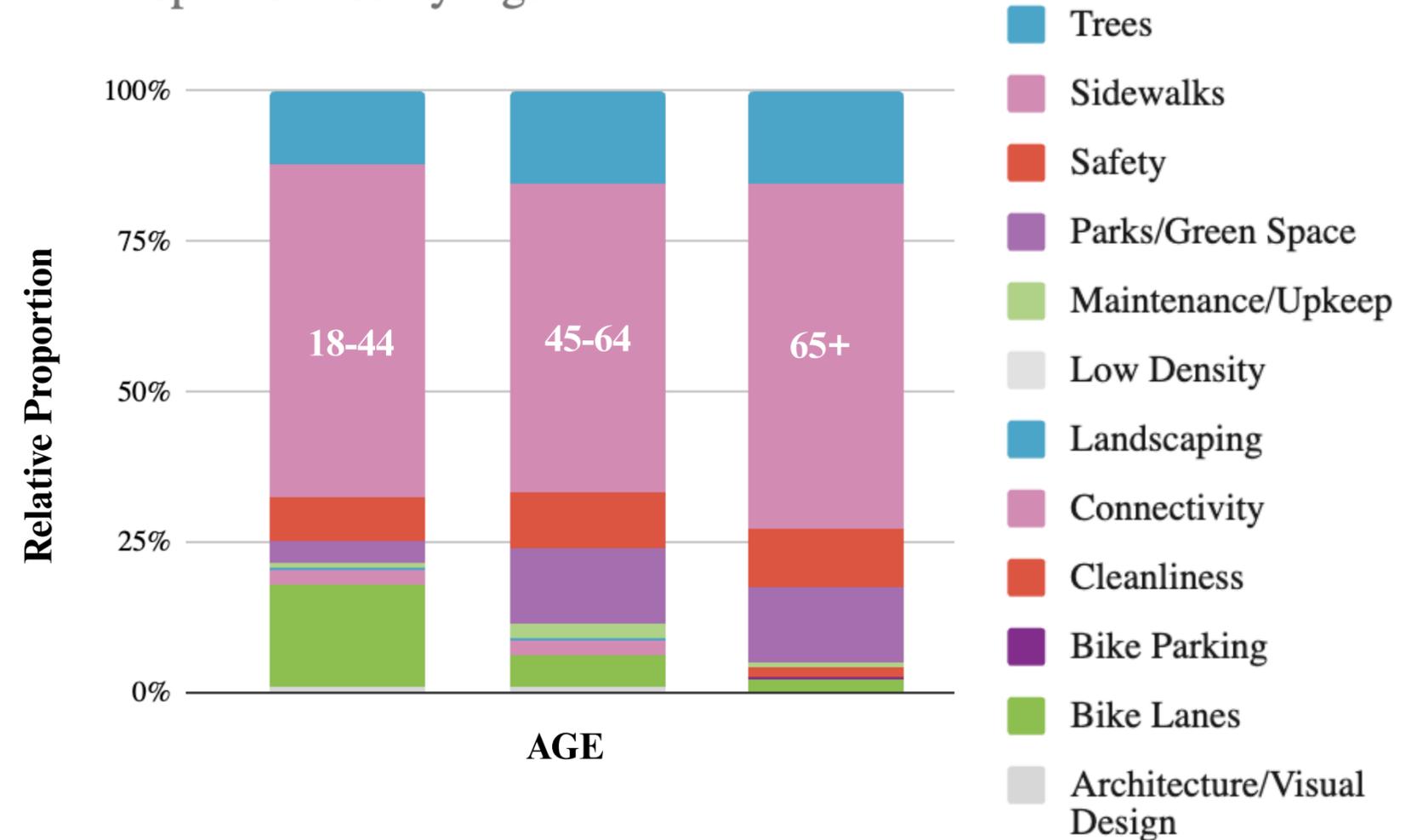
# What are your top priorities when it comes to establishing a better public realm (sidewalks, bike lanes, street trees, parks) in Industrial Mixed Use areas?

- Residents from some neighborhoods like Oregon Hill and Rosedale place a higher priority on bike lanes while others from neighborhoods like Bellevue, Church Hill, and Ginter Park consider trees to be more important

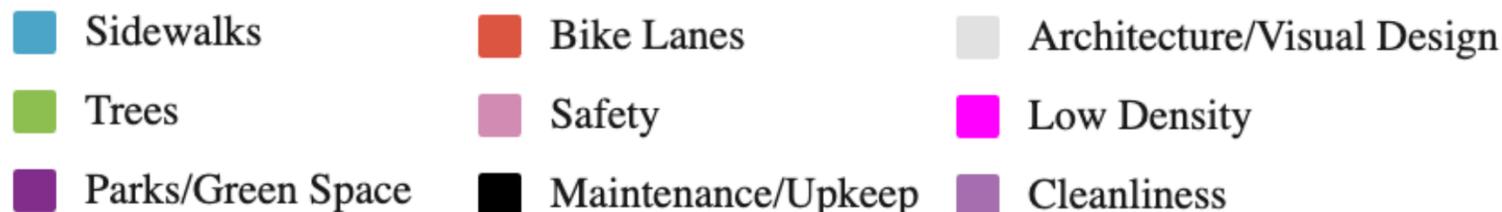
Top Priorities for Neighborhoods with 10 or more respondents



Top Priorities By Age



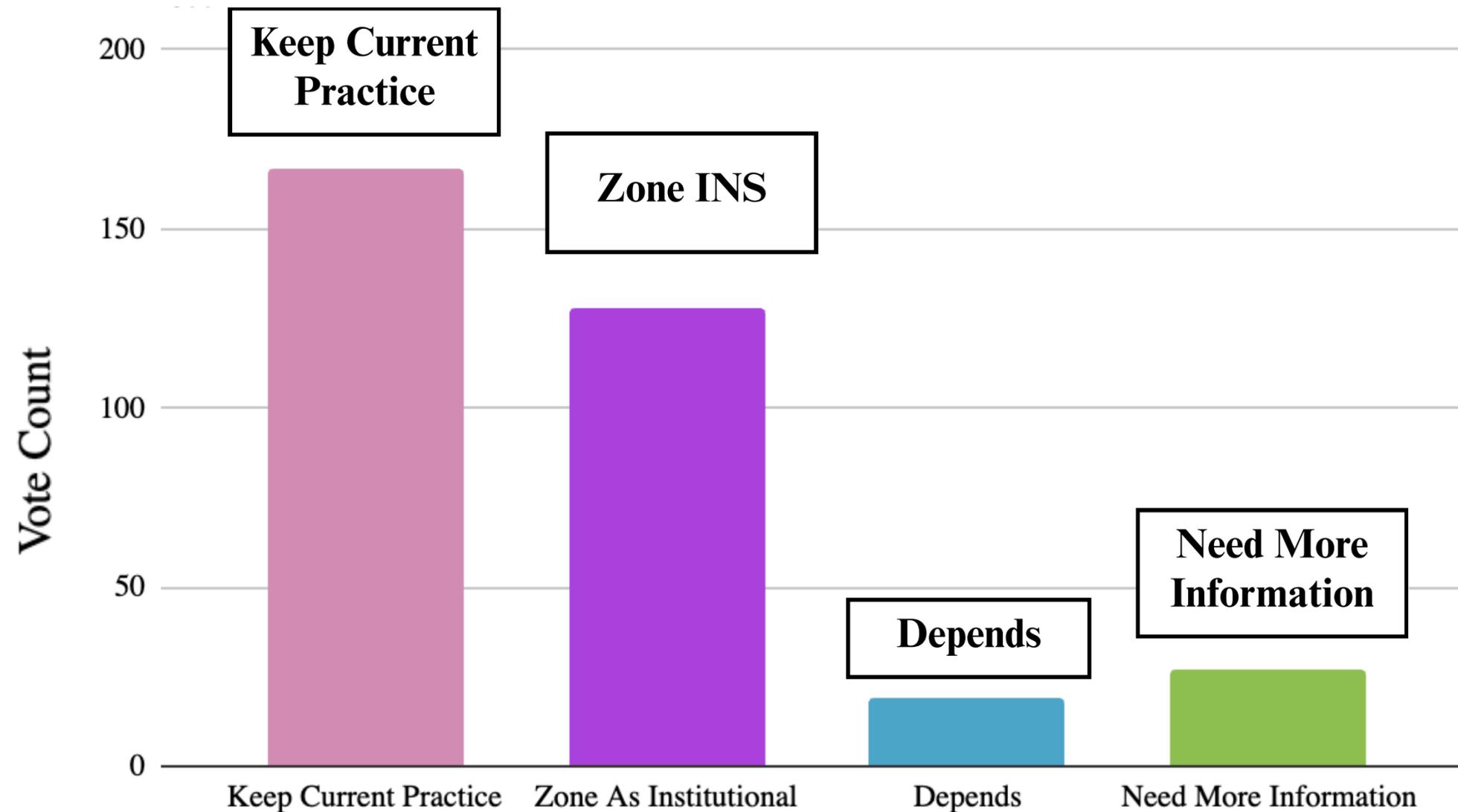
- People aged 18-44 disproportionately viewed bike lanes as a top priority compared to older generations
- Seniors aged 65 and older placed the highest priority on sidewalks (walkability), trees, parks, and cleanliness
- All represented age groups agreed that sidewalks warrant the highest priority



# **Institutional/Open Space Districts**

# Today, the Institutional District (INS) is only applied to large campuses. Other smaller institutional uses - like small churches and schools - have the same zoning as the surrounding area. Should Richmond continue this practice or be more transparent and zone these uses as institutional?

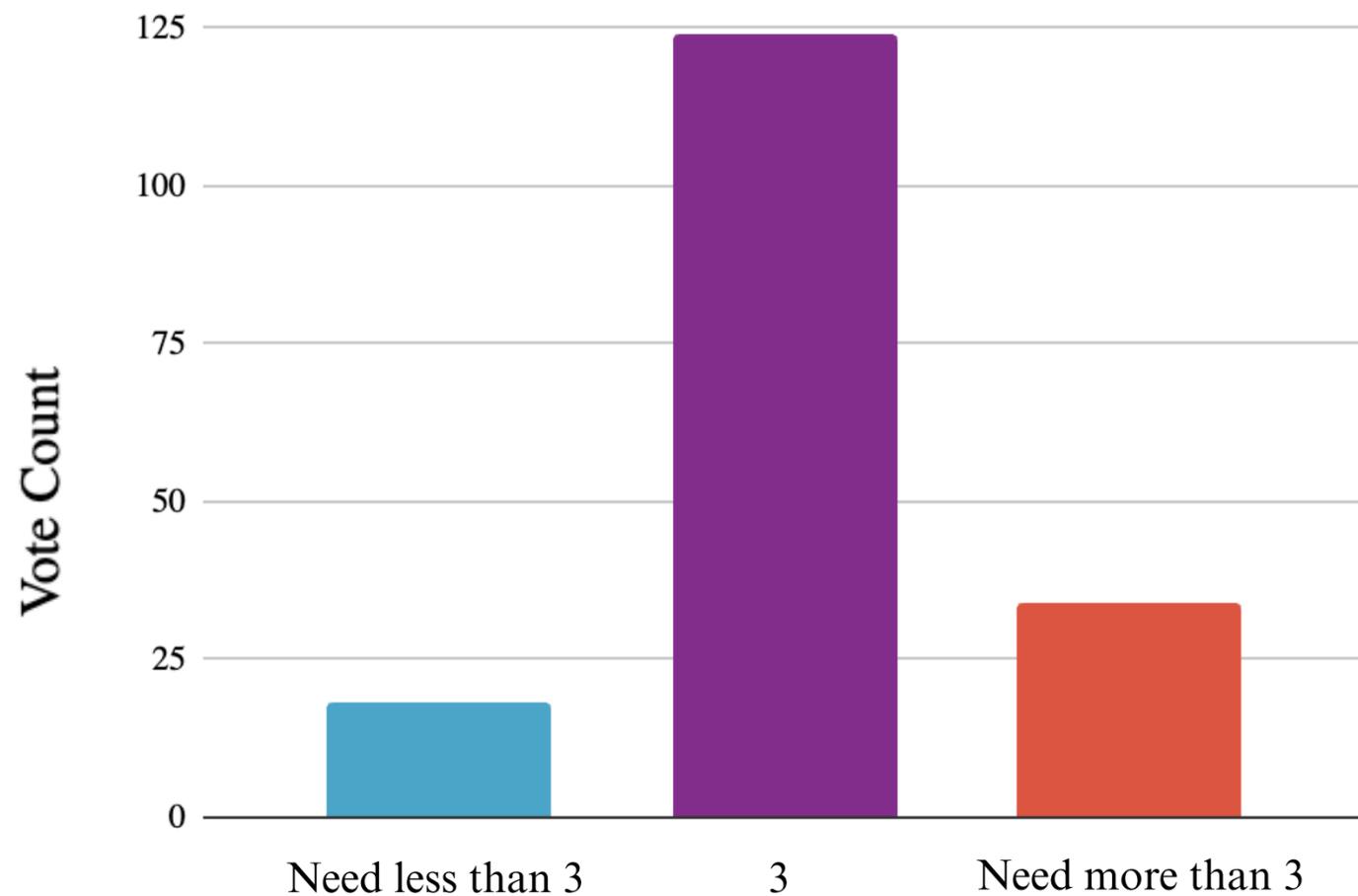
Institutional District (INS) Zoning (341 respondents)



- Just under 50% of respondents indicated that Richmond should continue the current practice
- Over 35% of respondents said smaller institutional uses (like churches and schools) should be zoned as institutional
- The leading preference among all three represented age categories was to keep the current practice
- A significant number of respondents (over 13%%) said that it depends and/or they needed more information before they could express their view

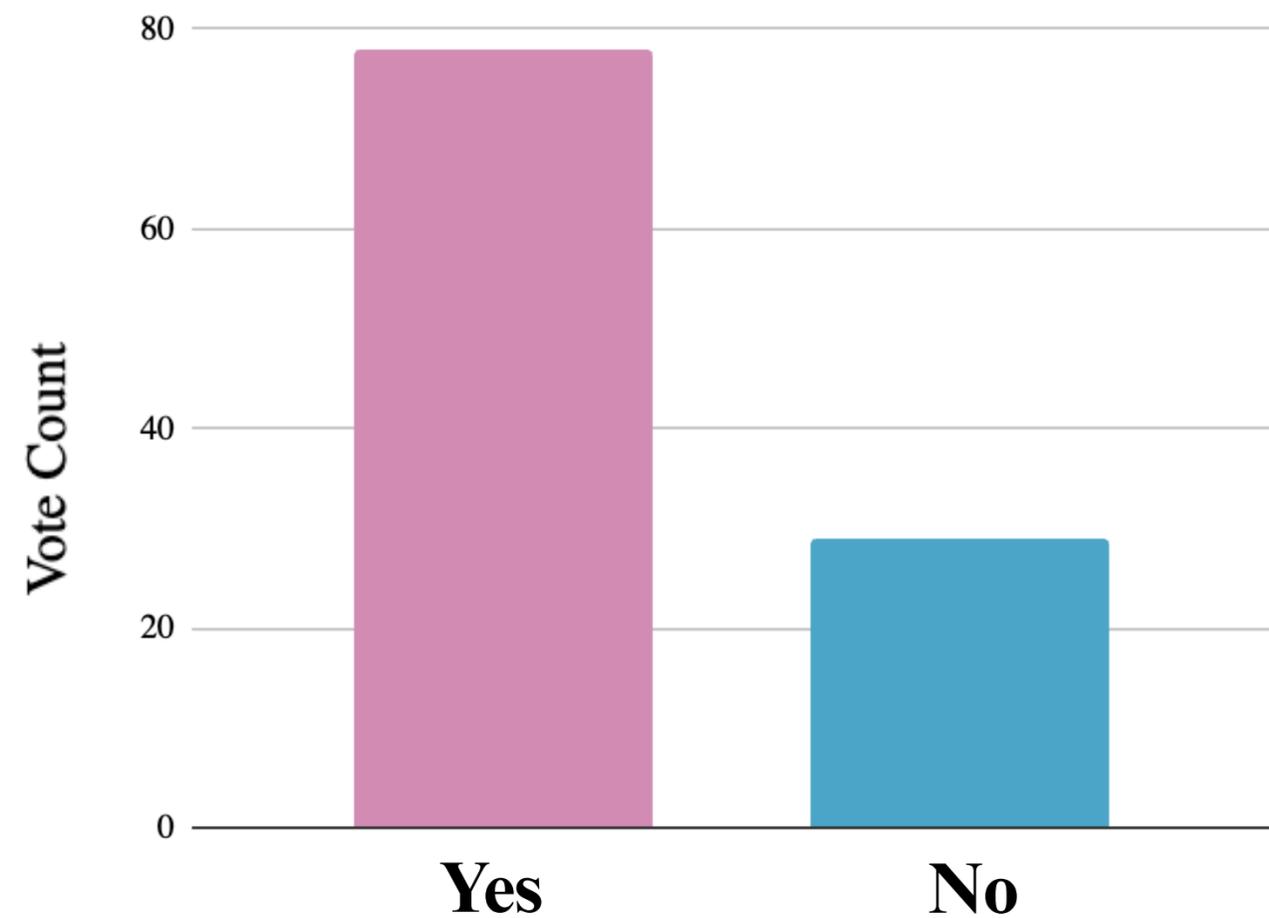
# There is currently no exclusively open space zoning district. Do you have any concerns about the proposed Open Space Districts (PRK, CON, CEM)? Are three enough, or does there need to be more or less? Does there need to be a zoning district just for cemeteries?

How many Open Space Districts are needed?



- Nearly 125 respondents (over 70%) agreed that the three proposed Open Space Districts are adequate

Should there be a zoning district just for cemeteries?



- Over 70% of respondents supported a separate zoning district for cemeteries

# **Gaps and Overlaps in Proposed Zoning Districts**

## Are there any proposed districts that could be consolidated?

### RA- with:

- RA-A/B
- RA-A/RD-A
- RA-B/C
- RA-B/C
- RA-C/RD-C

### MX- with:

- MX/CG-4
- MX/IX-6/8
- MX/MX-U
- MX-6/IX-6
- MX-8/13 to MX-13

### RD- with:

- RD-A/B
- RD-A/B/C
- RD-B/C
- RD/RA
- RD-B/C with MX
- RD-C/RA-C with MX

### Others

- IX-6/8
- Remove IX-6
- CEM/INS
- CEM/PRK
- PRK/CON/CEM

### RX- with:

- RX-4/MX-4
- RX-6/MX-6
- All RX

## Are there any other zoning districts missing from those being proposed?

While most respondents were satisfied with the proposed zoning districts, some suggested notable additional districts they felt should be included.

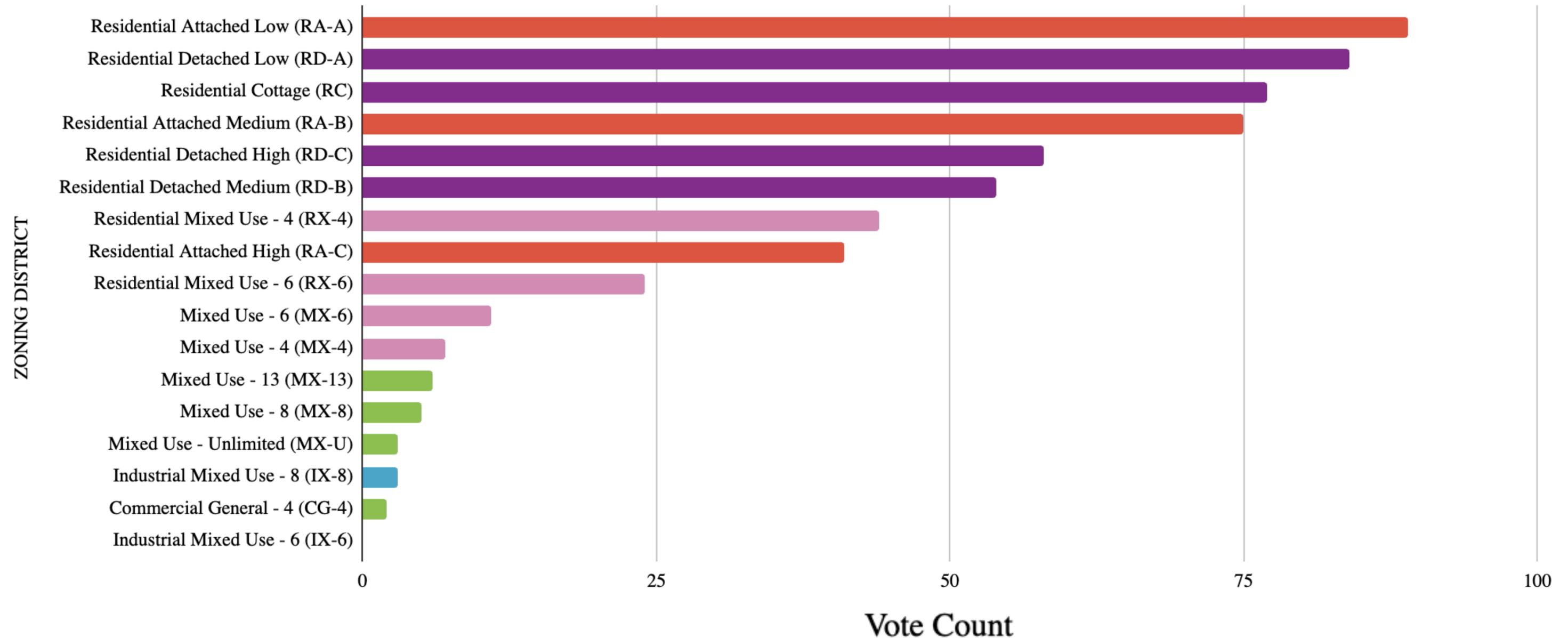
### Top 5 Missing Districts

Historic District	8
Green Space/View Preservation District	7
TOD District	5
Sports/Entertainment District	4
“Traditional” R-1 District	4

# **Evaluating Interest for Future Zoning Options in Neighborhoods**

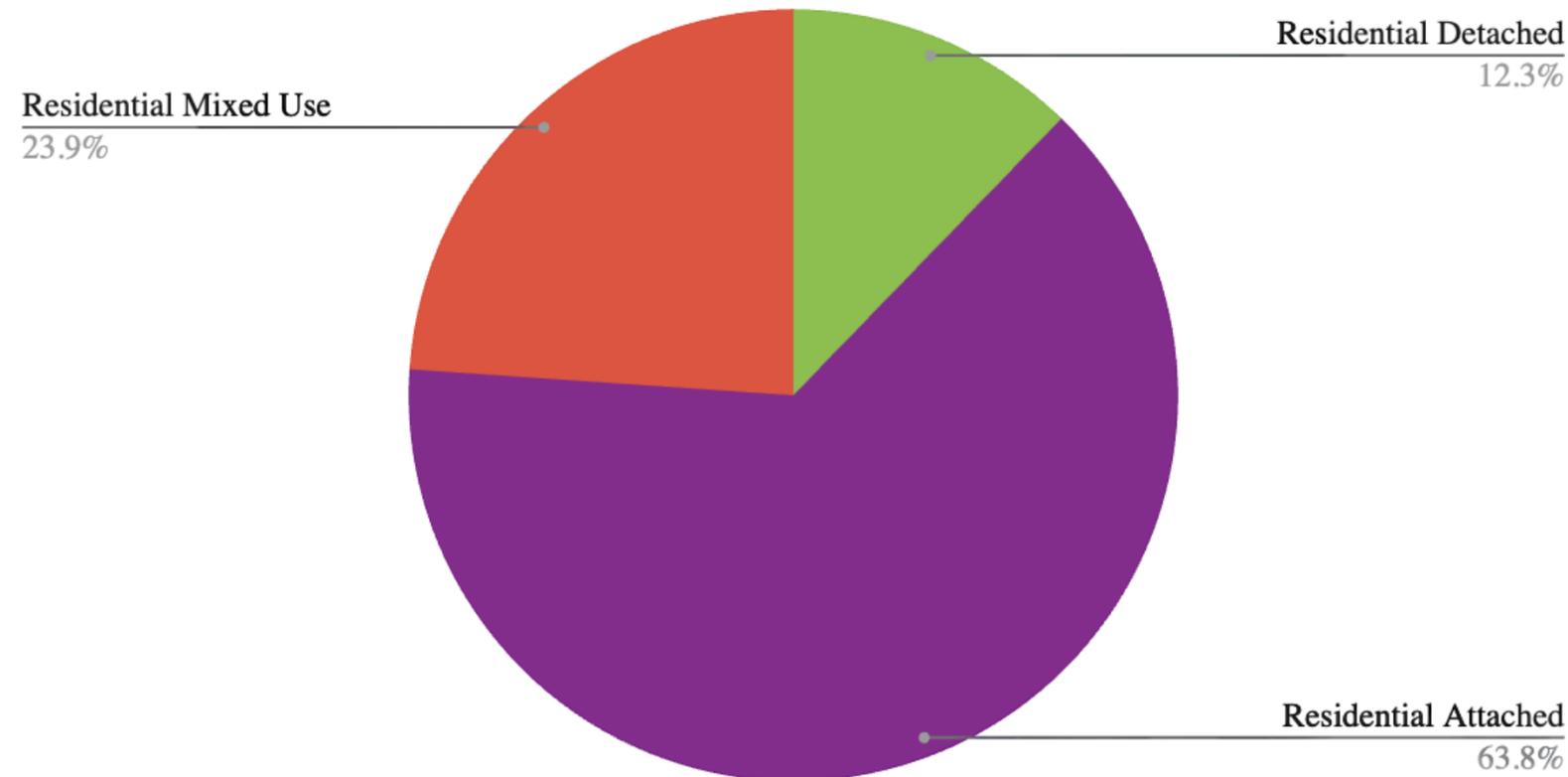
# Which Zoning Districts would you like to see in your neighborhood in the future?

Total Votes of Interest in Each Zoning District

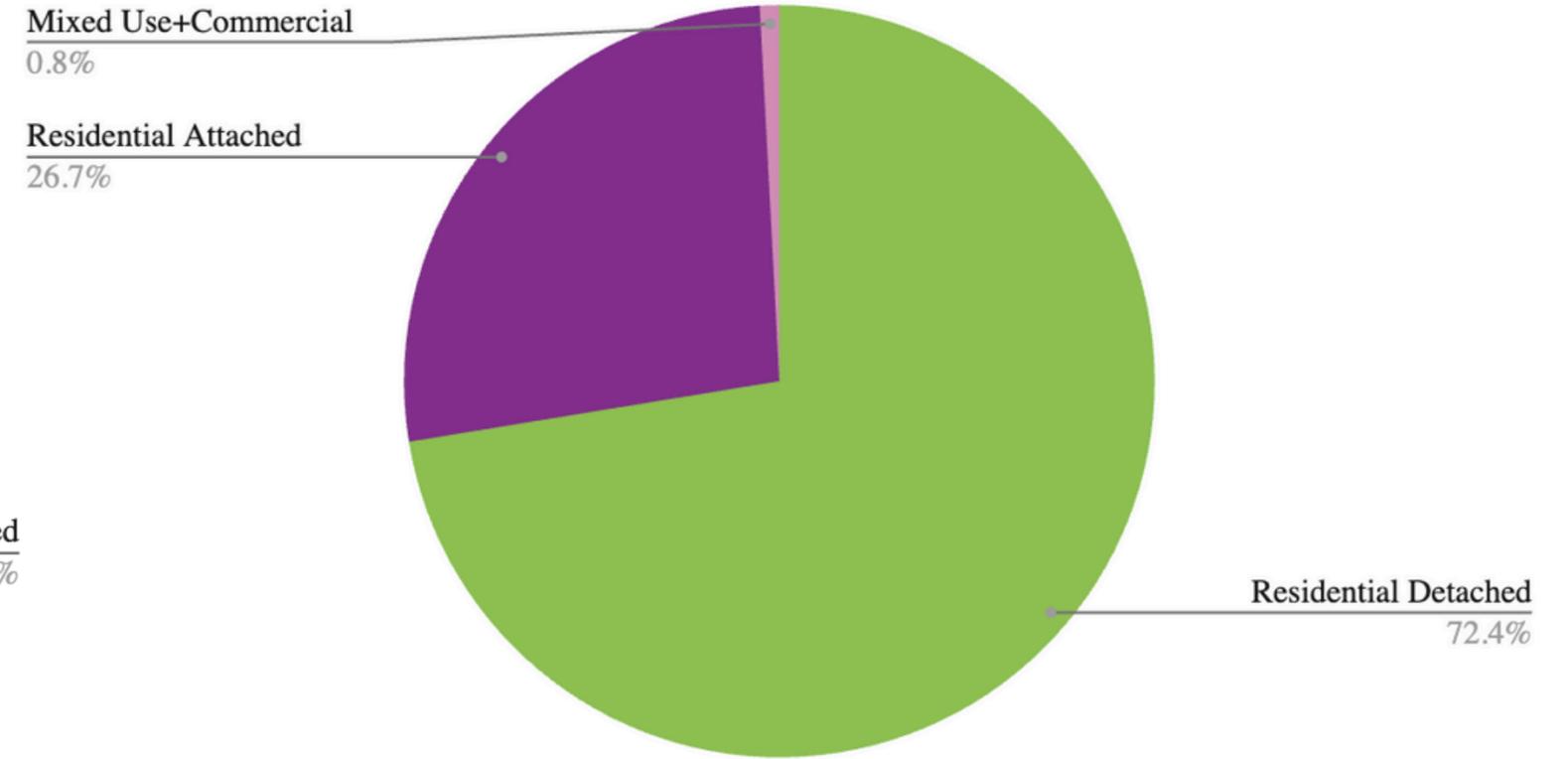


# Which Zoning Districts would you like to see in the neighborhood in the future?

Residential Attached Current Zoning (RA-A, RA-B, RA-C) - 126 respondents

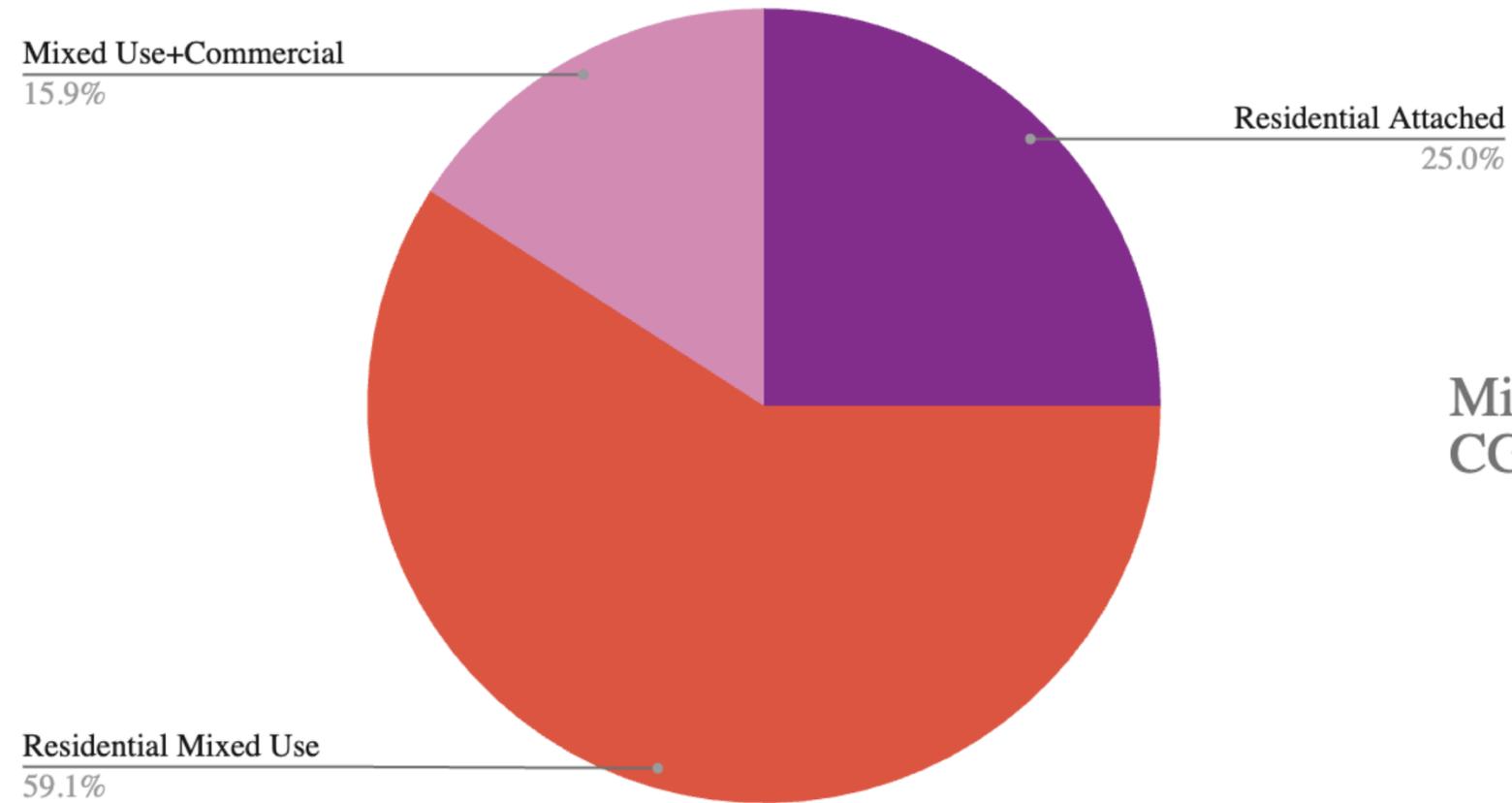


Residential Detached Current Zoning (RC, RD-C, RD-A, RD-B) - 307 respondents

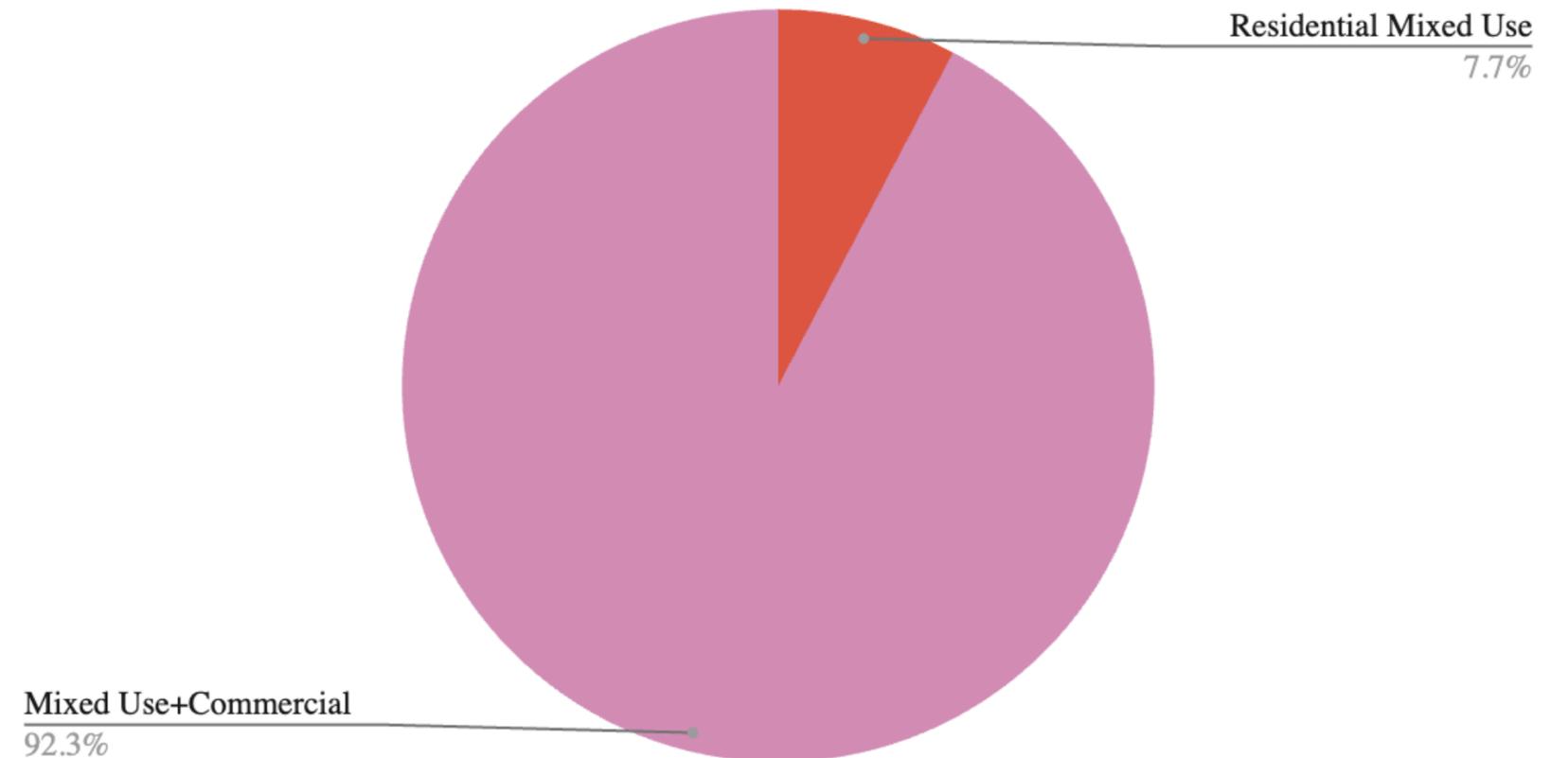


# Which Zoning Districts would you like to see in the neighborhood in the future?

Residential Mixed Current Zoning (RX-4, RX-6) - 40 respondents



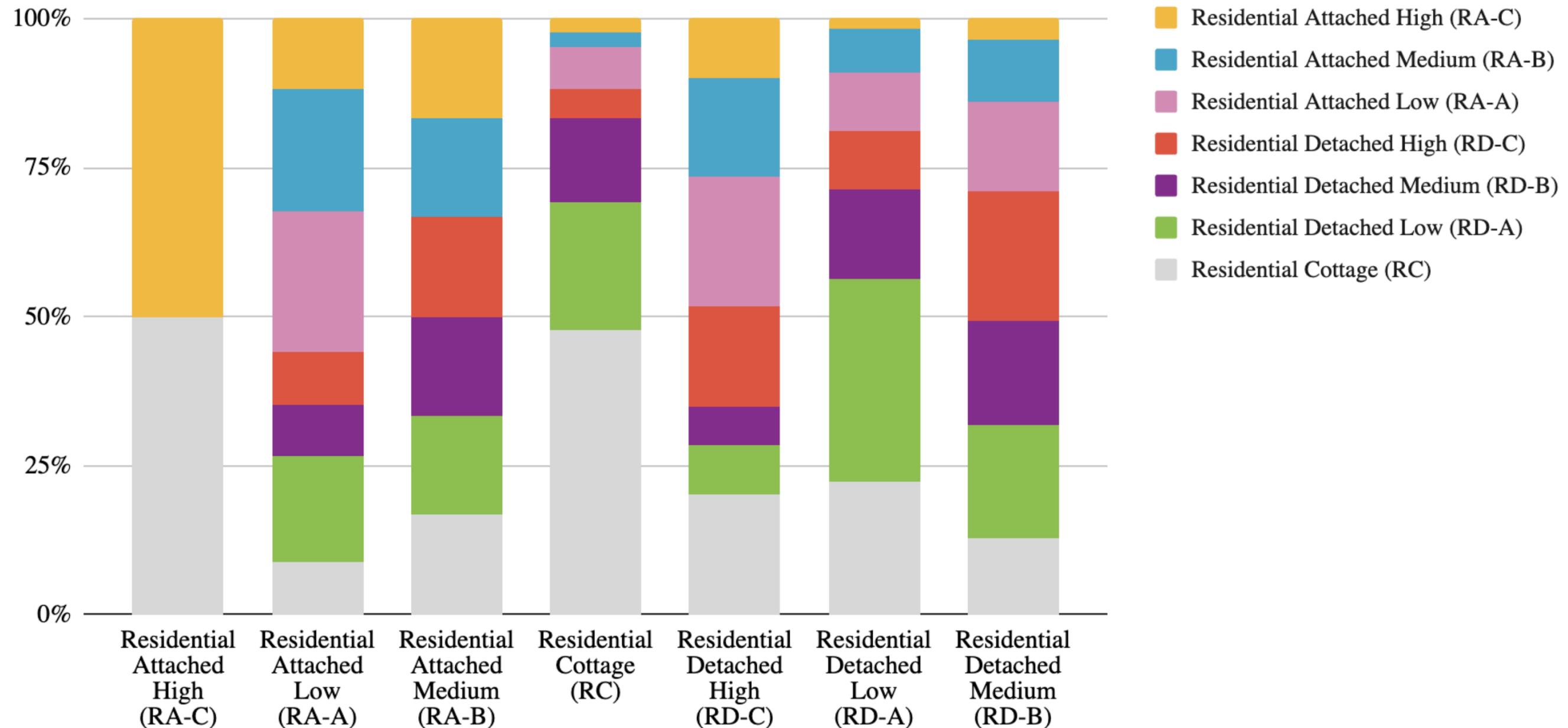
Mixed Use + Commercial (MX-4, MX-6, MX-8, MX-13, MX-U, CG-4) - 22 Respondents



# Which Zoning Districts would you like to see in the neighborhood in the future?

Interest in Residential Districts for Responents Currently Living in Residential Districts

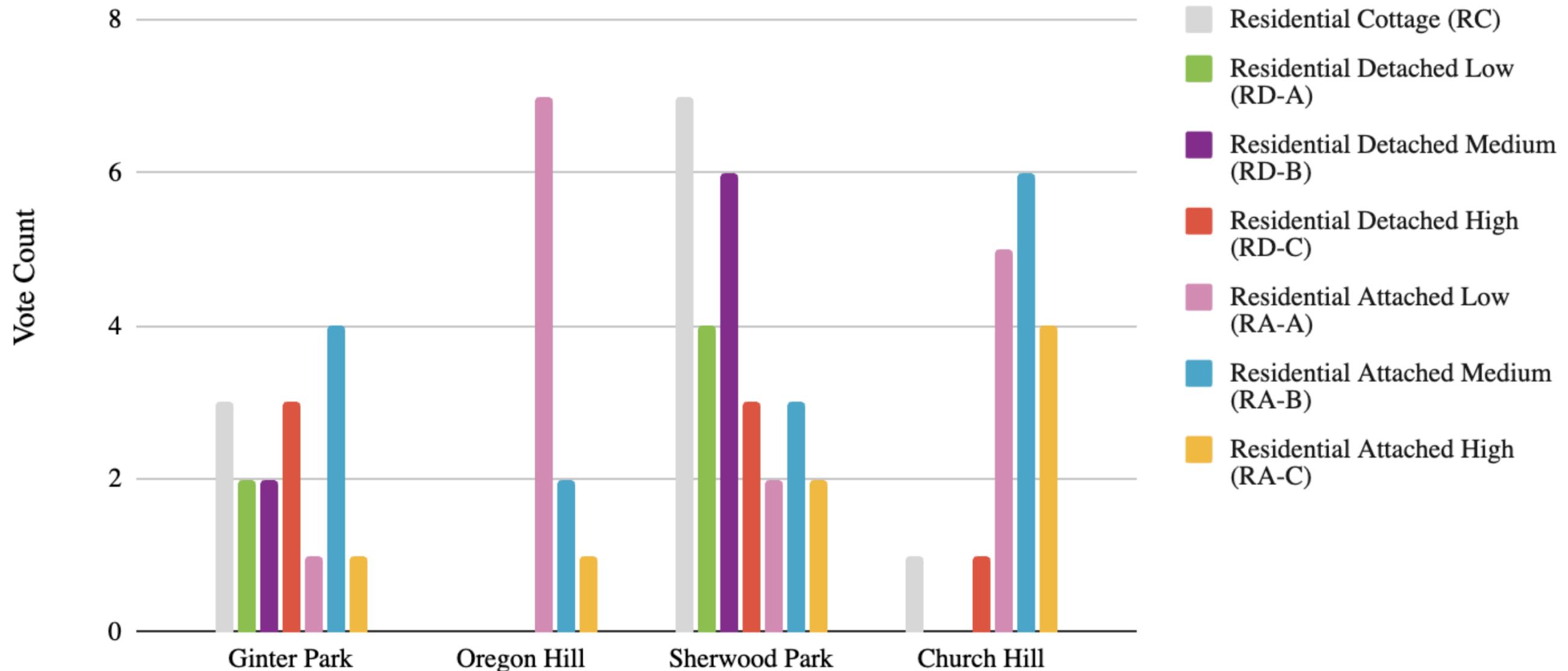
- Overall, people prefer more of their current zoning categories for the future of their neighborhoods.
- Residents of detached residential neighborhoods prefer low attached residential options over medium or high attached.
- Residents of attached low residential neighborhoods are most interested in more attached zoning
- Residents of Residential Cottage neighborhoods are least interested in residential attached zoning



# Which Residential Zoning Districts would you like to see in the neighborhood in the future?

## INTEREST RESPONSES BASED ON CURRENT NEIGHBORHOOD (for neighborhoods with 40-50 respondents)

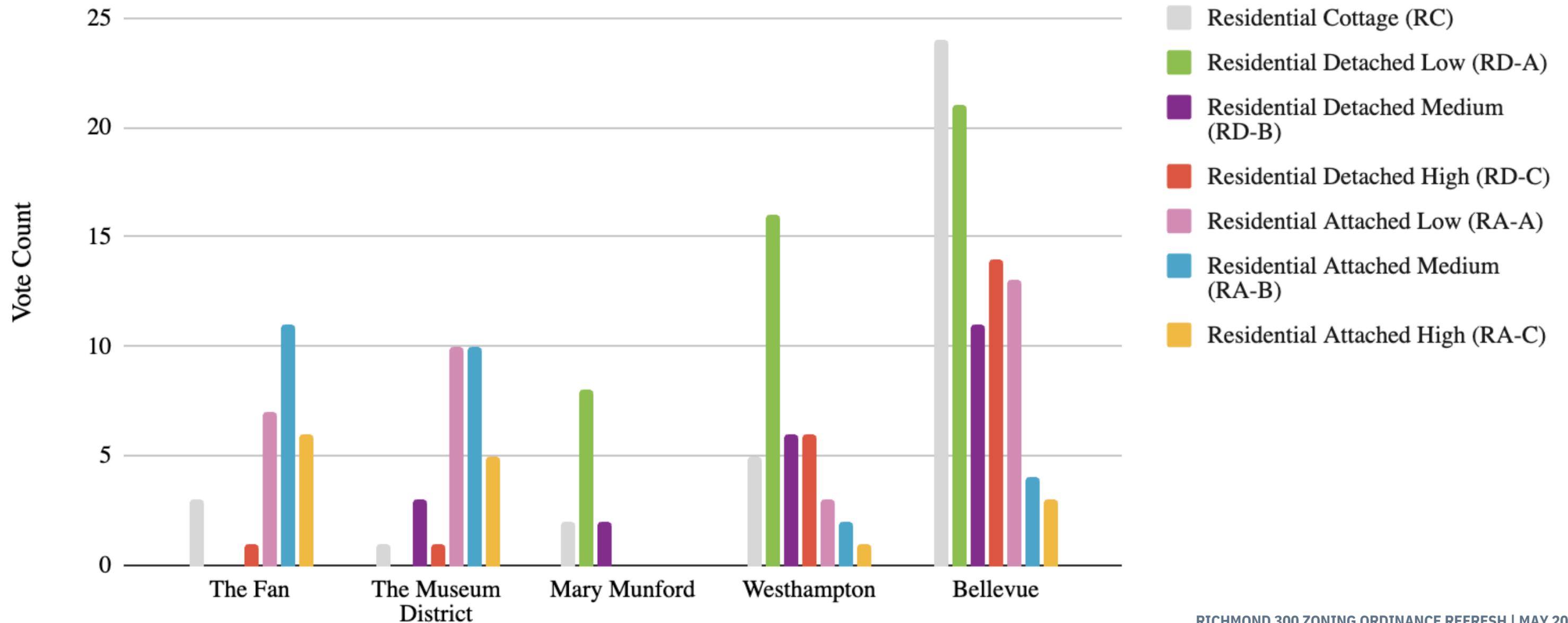
### Top Residential Districts of Interest to Neighborhoods with 40-50 Respondents



# Which Residential Zoning Districts would you like to see in the neighborhood in the future?

## INTEREST RESPONSES BASED ON CURRENT NEIGHBORHOOD (for neighborhoods with over 50 respondents)

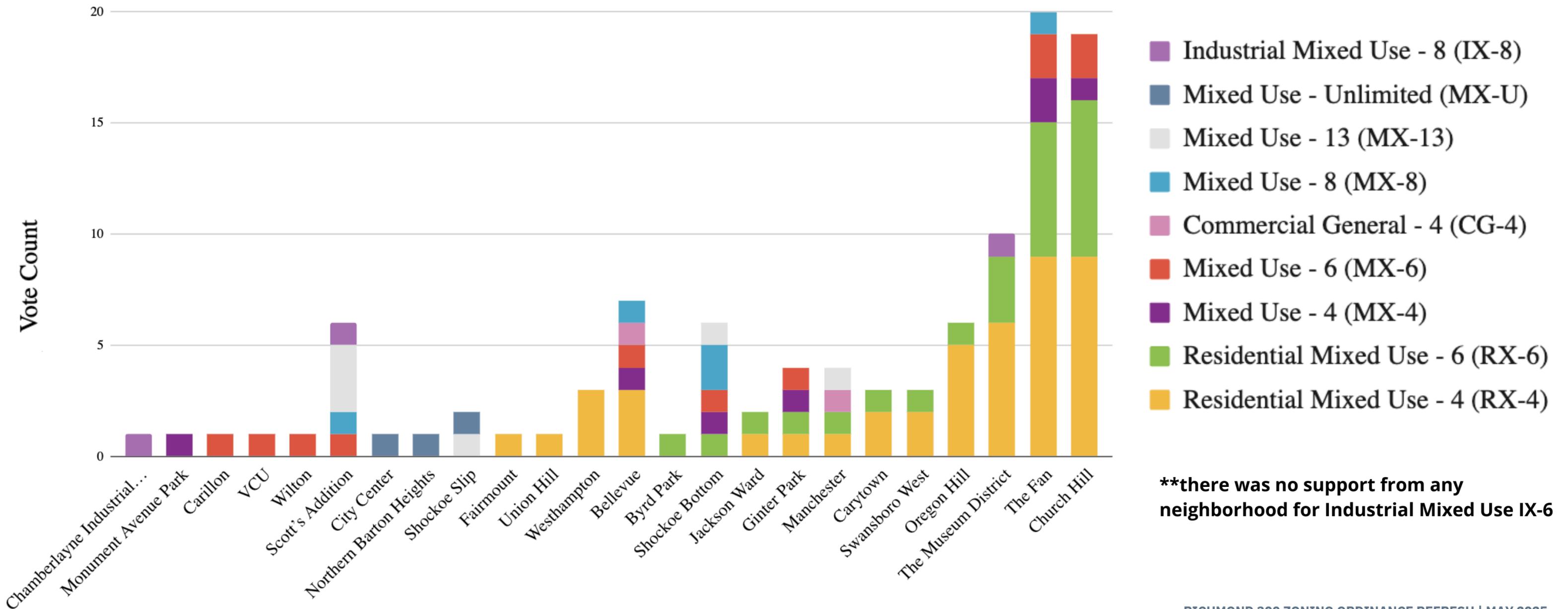
### Top Residential District of Interest to Neighborhoods with over 50 Respondents



# Which Mixed Use, Commercial, and Industrial Zoning Districts would you like to see in the neighborhood in the future?

## INTEREST RESPONSES BASED ON CURRENT NEIGHBORHOOD

Mixed Use, Commercial, & Industrial Interest by Neighborhood



# Which Zoning Districts would you like to see in the neighborhood in the future?

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## NEIGHBORHOODS WITH PREFERENCES FOR CERTAIN ZONING TYPE CATEGORIES OVER OTHERS

### Neighborhoods with preference for Residential Detached OVER Residential Attached:

#### Residential Attached:

Bryan Park  
Clubview  
Malvern Gardens  
Stonewall Court  
Oak Grove  
Southampton  
Mary Munford  
Washington Park  
Windsor Farms  
Brookland Park  
Stratford Hills  
Three Chopt  
Maymont  
Stadium  
Westover Hills  
Laburnum Park  
Fulton  
Colonial Place  
Northern Barton Heights  
Rosedale  
Sherwood Park

### Neighborhoods with preference for Residential Attached OVER Residential Detached:

#### Residential Detached:

Cedarhurst  
Jeff Davis  
Union Hill  
Byrd Park  
Woodland Heights  
Huguenot  
Newtowne West  
Westlake Hills  
Fairmount  
Southern Barton Heights  
Blackwell  
Highland Terrace  
Carytown  
Jackson Ward  
Shockoe Bottom  
Randolph  
Manchester  
Swansboro West  
Oregon Hill  
Church Hill  
The Museum District  
The Fan

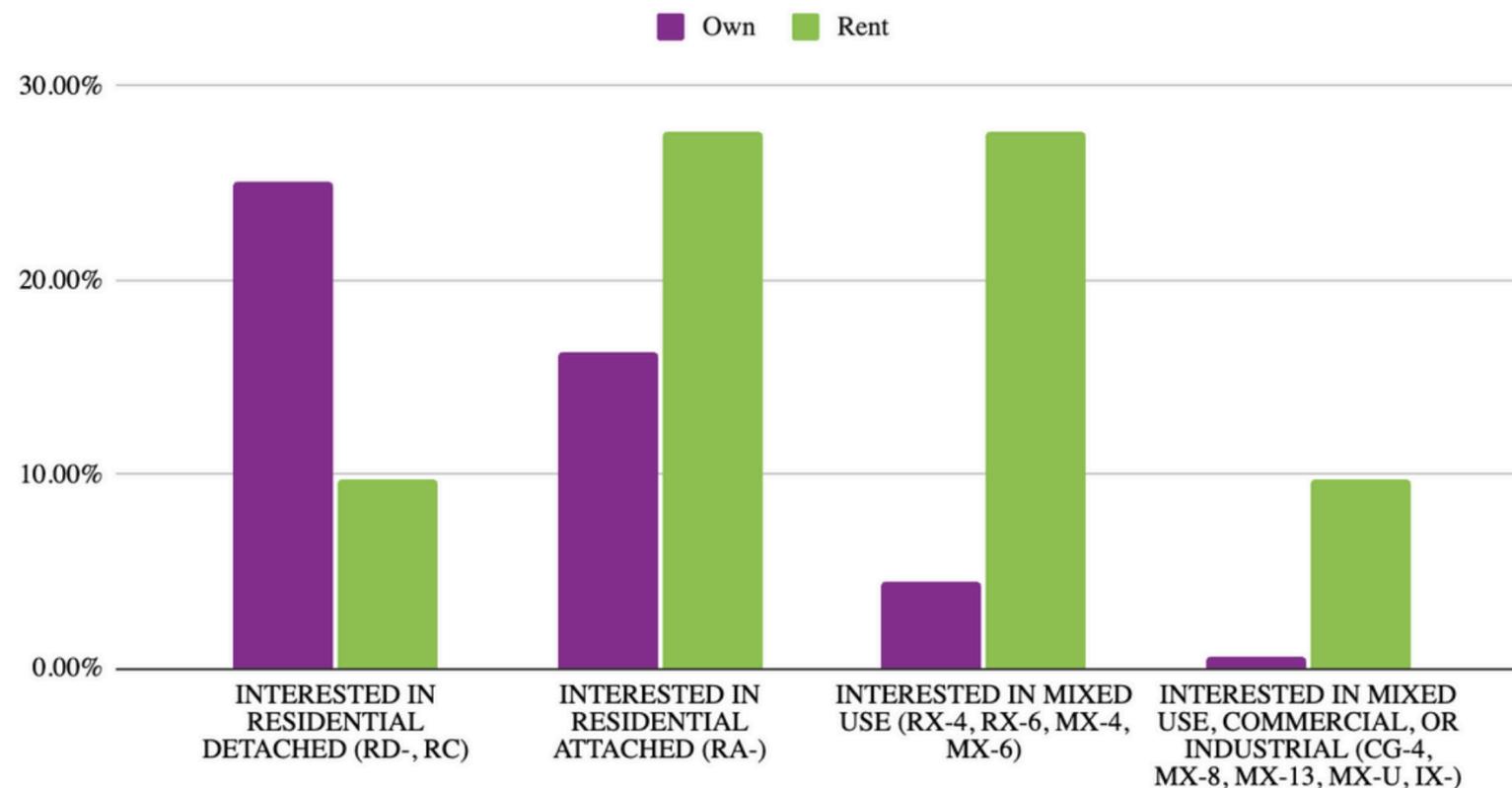
### Neighborhoods with Interested in Commercial or Mixed Use

Shockoe Bottom  
Manchester  
Church Hill  
The Fan  
Northern Barton Heights  
Ginter Park  
Bellevue  
Monument Avenue Park  
VCU  
Wilton  
Scott's Addition  
City Center  
Shockoe Slip  
Carillon

# Which Zoning Districts would you like to see in the neighborhood in the future?

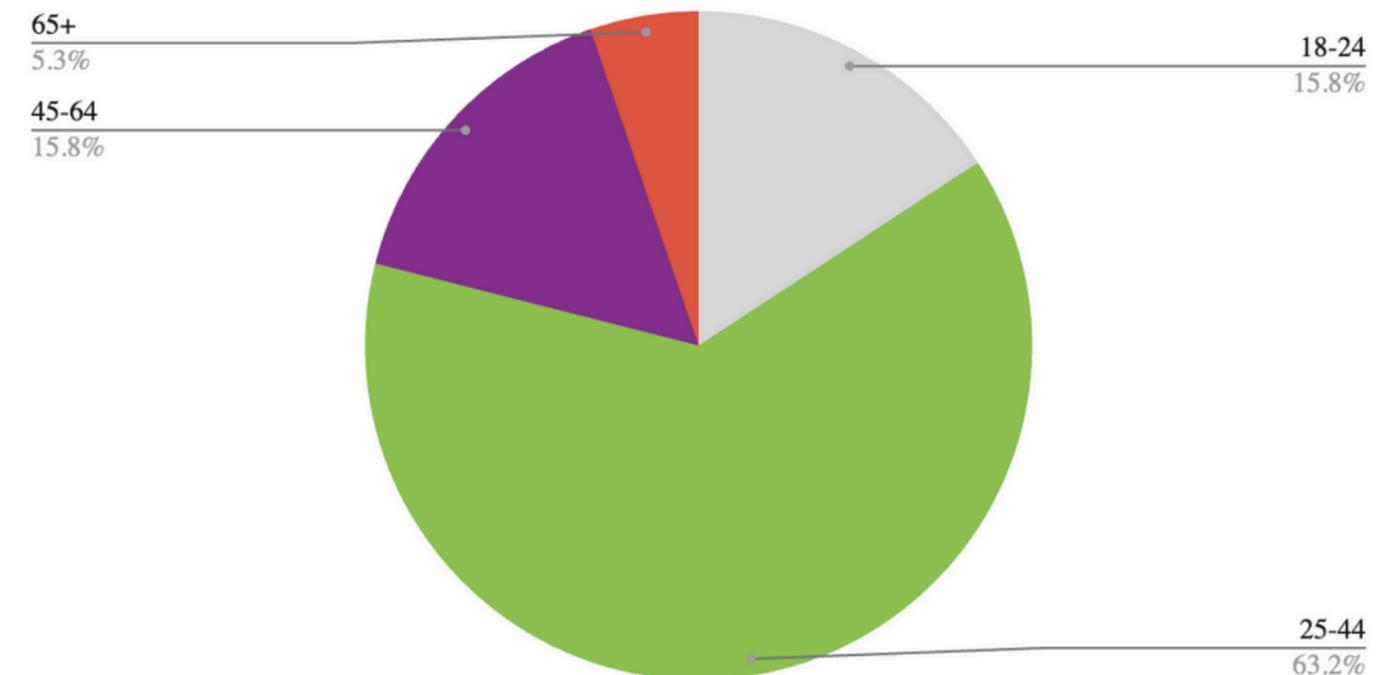
## INTEREST IN ZONING DISTRICT TYPES BASED ON HOUSING TENURE AND AGE

Percentage of Respondents who Expressed Interest in Zoning Districts by Type



Of residents interested in **Mixed Use, Commercial, or Industrial** Zoning, respondents ages 25-44 (38% of all survey respondents) represented over 60% of interest and respondents ages 18-24 (1.6% of all survey respondents) represented 16% of interest, while ages 45-64 (32% of survey respondents) represented only 16% of interest and seniors 65+ (28% of survey respondents) represented just 5% of interest.

Interest by Age in Mixed Use, Commercial, and Industrial Zoning Districts (CG-4, MX-8, MX-13, MX-U, IX-)



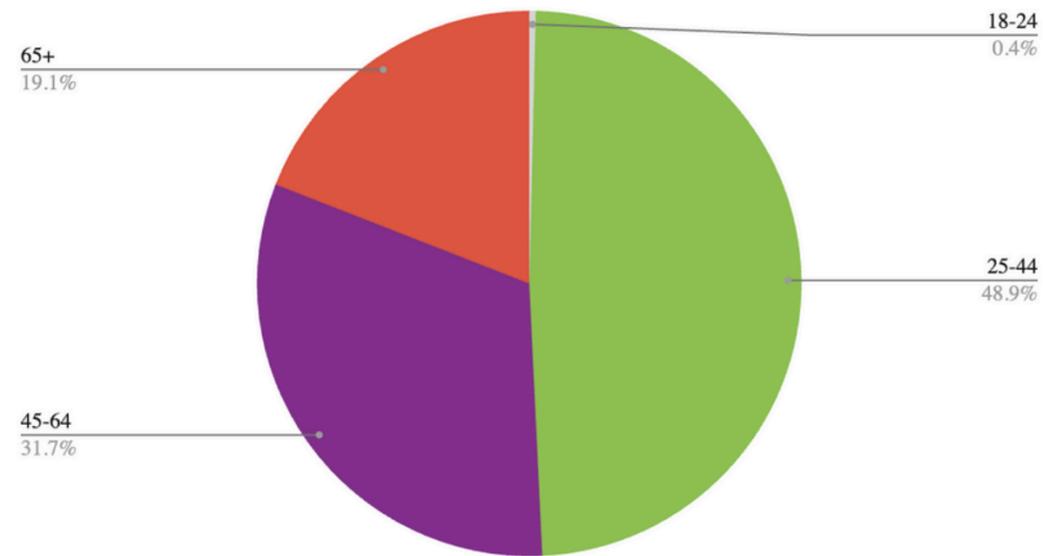
- Homeowners are over two times more likely than renters to want residential detached zoning.
- Renters are significantly more likely than homeowners to want residential attached
- Renters are most likely to want mixed use, commercial, or industrial zoning.

# Which Zoning Districts would you like to see in the neighborhood in the future?

## INTEREST IN ZONING DISTRICT TYPES BASED ON HOUSING AGE

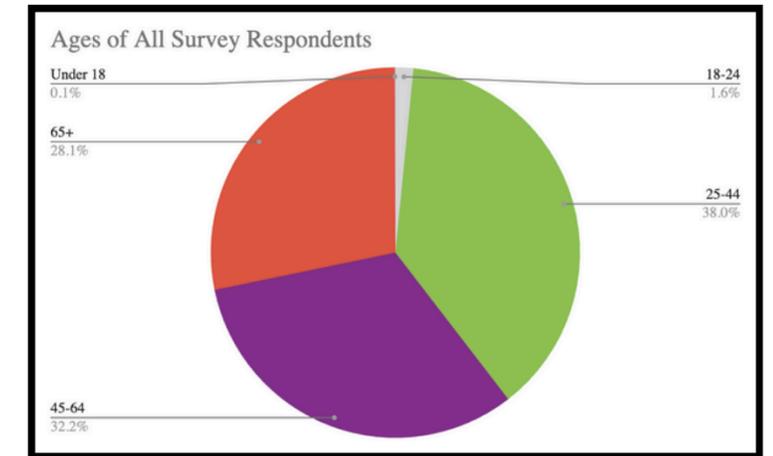
Of residents interested in **Residential Detached** Zoning, respondents ages 25-44 represented 49% of interest (compared to being 38% of all survey respondents), while seniors 65+ represented 19% of interest (compared to being 28% of all survey respondents).

Interest by Age in Residential Detached Zoning Districts

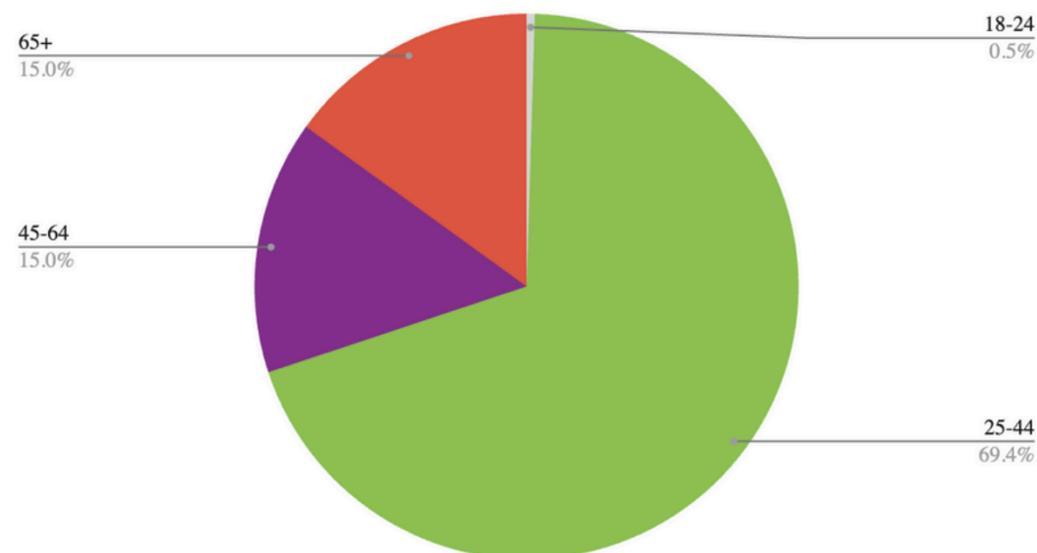


**Respondents ages 25-44 favor new zoning for all categories, but are the strongest supporters of Residential Attached and 4 and 6 story Mixed Use.**

**Seniors 65+ expressed low support for Mixed Use, Commercial, and Industrial Zoning, while respondents under 24 years old were the strongest supporters of this zoning type.**



Interest by Age in Residential Attached Zoning Districts (RA-)



Of residents interested in **Residential Attached** Zoning, respondents ages **25-44** (38% of all survey respondents) represented nearly **70%** of interest, while ages 45-64 (32% of survey respondents) and seniors ages 65+ (28% of survey respondents) each represented just 15% of interest. Similar trends were found for interest in Mixed Use Zoning (4 and 6 story) with an overwhelming interest from 24-44 year olds and low interest among respondents ages 45 and older.

Interest by Age in Mixed Use Zoning Districts (RX-4, RX-6, MX-4, MX-6)

