

Code Refresh
Thriving Environment Working Group
Meeting #1 – May 12, 2025 (Module 1)

TABLE 1

- 1. Building Coverage: Does the definition make sense? Are the requirements adequate to the goals of Richmond 300?**
 - Ideally it would impervious surface
 - Having a roof doesn't make a difference in regards to runoff but could to light
 - Uncovered porches or other parts of the structure should count towards building coverage
- 2. Amenity Space: Does the definition make sense? Are the requirements adequate to the goals of Richmond 300?**
 - Very supportive of new definition
 - Shouldn't apply to single family
 - Should have a minimum length of amenity space based on width of the building
- 3. What are your thoughts on the following uses? Are they defined correctly? Permitted in the right districts? Do the restrictions support the goals of Richmond 300?**
 - a. Agriculture Uses**
 - Expand uses to I district
 - Allow greenhouse/nursery in all RD and RA districts (3,000 SF)
 - Urban garden – remove limitation of 12 times/year
 - b. Utility Services**
 - Mixed feelings about allowing minor utility in every district
 - Major utility (certain types) should be allowed elsewhere
 - Breakdown/ separation of major utilities
 - Energy storage facilities should be addressed (included in electric/gas substation)
 - 3 categories needed (moderate)
 - Description of electric/gas substation needed
 - c. Waste-Related**
 - Include note on composting – make own category

TABLE 2

- 1. Building Coverage: Does the definition make sense? Are the requirements adequate to the goals of Richmond 300?**
 - Reduce bulk of the building
 - What about the open space → we must regulate (50% max can be paved??)
 - Building coverage requirements needed for Industrial/IMU → 60% seems reasonable
 - Permeable roads → concern about setback areas outside buildings will just be paved over with concrete
 - Must have green spaces, not fully paved area
 - Healthy (asthma/COPD reduction)
 - Air quality
 - Heat

- Offer building incentives to developers who provide permeable surfaces → more density, more floors
- Not counting against your lot coverage if...
 - You use permeable material
 - You use light-colored materials (like white)

2. Amenity Space: Does the definition make sense? Are the requirements adequate to the goals of Richmond 300?

- The Current in Manchester
- Encourages not to build to the property line → invites the public in
- Public safety concerns
- USEABLE community garden space
 - Should be sunlit but comfortable and shaded
 - Accessibility requirements
 - Not hostile → comfortable seating (not hostile seating) (no spikey surfaces)
- Encourage the location of these public spaces along transit routes, protected bike route
- Pedestrian requirement:
 - c.ii – 25% of the “required” amenity space
- The pedestrian open areas: Landscaping... AND, permeable surfaces, hardscape changed to softscape (ADA compliant softscapes for wheelchair use)
- Incentives to landscape
- GOODS: landscaping, 2x sq ft for pedestrian, pedestrian throughways/breezeways
- Also, require waste receptacles → both trash AND recycling (like the 2-seating requirement)

3. What are your thoughts on the following uses? Are they defined correctly? Permitted in the right districts? Do the restrictions support the goals of Richmond 300?

a. Agriculture Uses

- General greenhouse gases → starting in MX-4? Why not residential areas?
- Vertical gardens/farms in taller dense environments
- Farmstand ordinance → to reduce barriers to entry for new small urban farmers in residential areas (Incorporate in zoning code)
 - “Urban garden” → eliminate the limit on 12 selling days
- People should be able to keep animals
 - Reduce impacts
 - Space requirements
 - Animal metrics/safety/cruelty standards
 - Health safety nuisance requirements

b. Utility Services

- Wireless Communication Facilities
 - Need to have standards
 - Appearance: tree-like; shade structures
 - Impacts on the blue sky/ night sky (blight)
 - Incentivize co-location on top of buildings
- Solar
 - Do not tear down forests/ green space.
 - If developer tears down raw land, can we require solar generation
 - Solar farm on the landfill example?
 - Permitting at the local level should happen at the city
 - Solar on parking lots should be easy; also over basketball courts, bus shelter

- Wind
 - Sewage/ Wastewater
- c. Waste-Related**
- Feeder sites to break down e-waste
 - Charlotte workforce program: glass recycling → Collection, Crush, Reuse crushed glass to replace concrete production

TABLE 3

- 1. Building Coverage: Does the definition make sense? Are the requirements adequate to the goals of Richmond 300?**
 - Relate impervious surface to building bulk
 - OS – is the building coverage too low (50%)
- 2. Amenity Space: Does the definition make sense? Are the requirements adequate to the goals of Richmond 300?**
 - Have an impervious surface requirement for amenity spaces
 - Require pedestrian outdoor amenity space in more intense districts
 - Make sure the open space is not hostile
 - Landscaping requirements so that it is welcoming, live, not rocks
 - Make sure it is designed to be welcoming
 - What are the hours of operation for pedestrian open space?
 - Make safe
- 3. What are your thoughts on the following uses? Are they defined correctly? Permitted in the right districts? Do the restrictions support the goals of Richmond 300?**
 - a. Agriculture Uses**
 - Are there other rules to restrict animals – do we need to regulate this?
 - Restrictions that are needed – maybe mechanized equipment
 - Allow indoor growing system and greenhouses in IL, IH, INS,
 - Accessory in other districts – but are greenhouses primary uses in residential district
 - b. Utility Services**
 - Ensure solar is an accessory use everywhere
 - c. Waste-Related**
 - Encourage composting in more districts – separate use allow in the IX districts w/ use standards or require CU

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- Places for Trash receptacles for multifamily development
- Waste-related uses should be located along transportation lines, rail, highway, port, etc.
- Promote circular economy practicing
- Stronger transit-oriented development w/ pedestrian access