

Zoning Summary¹ for Possible Rezoning in Union Hill and Church Hill

R-7 Single and Two-Family Urban Residential District

An R-7 zone is a residential zoning district that allows single-family detached, single-family attached (such as row houses), and two-family attached and detached structures. New single-family detached and structures on newly created lots require a minimum lot width of 30 feet. Multiple-family dwellings are not permitted in the R-7 zoning district.

R-53 Multi-Family Residential District

An R-53 zone is a residential zoning district that allows single-family detached, single-family attached, two-family attached, two-family-detached structures, and multi-family structures. Multi-family structures require a minimum lot size of 1,250 ft² per unit and permit a maximum lot coverage rate of 60%.

R-63 Multi-Family Urban Residential District

An R-63 zone is a mixed-use zoning district that allows single-family detached, single-family attached, two-family attached, two-family detached, and multi-family structures. Multi-family structures require a minimum lot size of 1,000 ft² per unit and permit a maximum lot coverage rate of 65%. The R-63 zone also allows limited commercial uses of less than 2,500 ft² on corner lots. The R-63 zone is intended to be pedestrian-oriented, with the commercial uses oriented to serve the immediate neighborhood and does not require off-street parking for the permitted commercial uses on corner lots.

Comparison of Relevant Zoning District Regulations¹

Regulation	R-7 District	R-53 District	R-63 District
Height	35'	35' (60' max with conditions)	24' minimum 35' maximum (48' with conditions)
Setback	15' minimum	15' minimum	15' maximum
Side Yard ²	3' to 10'	3' to 15'	3' to 5'
Rear Yard	5'	5' to 15'	5' to 15'
Lot Width ²	20' to 50'	18' to 42'	18' to 27'
Lot Area ²	2,200 ft ² to 6,000 ft ² minimum	2,200 ft ² to 5,000 ft ² minimum	2,200 ft ² to 4,000 ft ² minimum
Parking	1 off-street space per dwelling unit	1 off-street space per dwelling unit	1 off-street space per dwelling unit; must be located to the rear of buildings

¹Includes excerpts and interpretations from the City of Richmond Zoning Ordinance. Persons with specific zoning issues should always consult the Zoning Ordinance and/or the City's zoning officers.

²Side yard, lot width, and lot area requirements vary within the residential districts based on the intensity of the use (single-family as opposed to two-family or multi-family and detached units as opposed to attached units).