

**Zoning Summary<sup>1</sup> for Possible Rezoning in Union Hill and Church Hill**

**RO-2 Residential-Office District**

A RO-2 district permits all densities of residential uses as well as offices, nursing homes, daycares, parking decks, and hospitals. RO-2 zones are intended to serve as a buffer between residential and commercial areas and therefore allow several varying uses.

**UB Urban Business District**

A UB district encourages business areas with a densely developed pedestrian oriented urban shopping center character, compatible with adjacent residential neighborhoods, with minimal disruption from vehicle-oriented land uses and is intended to promote continuity of storefront character along principal street frontages.

**B-1 Neighborhood Business District**

A B-1 zone permits office, personal service, and retail uses intended to serve surrounding neighborhoods. It also permits shopping centers containing permitted principal uses. The B-1 zone allows for residential uses above or to the rear of the first floor in conjunction with other permitted uses as long as the area dedicated to residential use does not exceed three times the area dedicated to the other permitted use.

**B-2 Community Business District**

A B-2 zone permits office, personal service, and retail uses intended to serve surrounding neighborhoods. It also permits drive-up eating establishments and auto service centers. The B-2 zone allows for residential uses above or to the rear of the first floor in conjunction with other permitted uses as long as the area dedicated to residential use does not exceed three times the area dedicated to the other permitted use.

**Comparison of Relevant Zoning District Regulations<sup>1</sup>**

Regulation	RO-2 District	UB District	B-1 District	B-2 District
Height	35'	28' maximum	25'	35'
Setback	25'	None	None	25' minimum
Side Yard	3' – single and two-family dwellings 15' – multi-family dwellings 10' – non-dwelling uses	None (unless adjacent to R or RO District)	None (unless adjacent to R or RO District)	None (unless adjacent to R or RO District)
Rear Yard	Same as side yard	None (unless adjacent to R or RO District)	None (unless adjacent to R or RO District)	None (unless adjacent to R or RO District)
Lot Width	30' – single-family detached 42' – two-family detached	None	None	None
Lot Area	3,000 sq. ft. – single-family 4,400 sq. ft. – two-family 5,000 sq. ft. – multi-family None for non-dwelling uses	None	None	None
Parking	1 space per dwelling unit; other parking requirements based on proposed use	For dwelling units, none for first 3, otherwise, 1 space per 4 units; other parking requirements based on proposed use	For dwelling units, none for first 3, otherwise, 1 space per 4 units; other parking requirements based on proposed use	For dwelling units, none for first 3, otherwise, 1 space per 4 units; other parking requirements based on proposed use

<sup>1</sup>Includes 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.