

Draft Future Land Use Categories

March 19, 2019



Definition – Future Land Use (aka Master Plan Land Use): Refers to how an area should look and feel in the future; not necessarily what the area is like today.

Category	Description
Downtown Mixed-Use	Central business district of the Richmond region features high-density development with office buildings, apartments, and a mix of complementary uses, including regional destinations.
Nodal Mixed-Use	Transit-oriented district located immediately adjacent to the Pulse BRT or other frequent transit service at key gateways and prominent places in the city in order to provide for significant, urban-form development in appropriate locations.
Corridor Mixed-Use	Found along major commercial corridors and envisioned to provide for medium-density pedestrian- and transit-oriented development.
Neighborhood Mixed-Use	Cohesive urban neighborhoods that are predominantly residential but have a mix of retail, office, and institutional uses, which are usually found on major roads and at corner sites.
Industrial	Manufacturing and production areas that primarily feature processing, research and development, warehousing, and distribution.
Industrial Mixed-Use	Traditionally industrial areas that are transitioning to mixed-use due to their proximity to growing neighborhoods, but may still retain some light industrial uses.
Institutional	Public and quasi-public entities, such as local, state, and federal government, hospitals, universities, and schools.
Public Open Space	Public and quasi-public parks, recreation areas, open spaces, and cemeteries.
Low-Density Residential	Single-family detached homes on large lots and also including accessory dwelling units, duplexes, parks, and open space.
Medium-Density Residential	Single-family detached and attached homes, duplexes, and triplexes on small lots and also including accessory dwelling units, small- and medium-sized multi-family buildings, parks, and open space.
High-Density Residential	Duplexes, triplexes, small- and medium-sized multi-family buildings, and high-rise towers and also including parks and open space.

For Each Category:

- How do you think this area should feel in the future?
- How would people move around this area?
- How do you think the buildings would interact with the street and each other?
- What areas of the city might receive this future land use category?

General Questions:

- Can we reduce the number of categories?
- Do we need more categories?