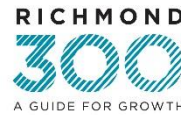


# Types of Land Use & Regulations

## Existing Land Use, Future Land Use, Zoning



### **Existing Land Use** - What the land is currently used for

*Existing Land Use* refers to the current use of a parcel. This info is inventoried by the City Assessor's Office. Each parcel of land is assigned a specific classification based on the use of the property, which is then generalized into broader categories. There is no regulatory impact based on this classification, it is simply what the land is currently being used for. The categories include: Single-Family, Duplex (2-Family), Multi-Family, Mixed Use, Commercial, Office, Industrial, Government, Institutional, Public & Open Space, and Vacant.

### **Master Plan Future Land Use** - What is recommended in the Master Plan

*Master Plan Future Land Use* (or just *Future Land Use*) is a visionary tool that includes language about how an area should look and feel in the future, but does not specify what an owner can or cannot legally do with their property. These broadly-defined designations are shown in the city-wide 2001 *Master Plan* and as amended by small area plans and amendments that have been adopted by City Council. There are currently 31 Future Land Use categories. One goal of *Richmond 300* is to reduce the number of categories.

Future Land Use is an important tool in helping communities envision the future of a place without getting into the implementation of how, specifically, the buildings will be designed and built. Once a Future Land Use map is adopted, the City begins the process of implementing various tools (zoning, historic districts, design overlays, streetscape projects, park and open space projects, transportation improvements, and economic development programs) to achieve its vision. Because future land use is aspirational, it does not necessarily have to match what the current conditions (or Existing Land Use) of a neighborhood are.

Link to PDR existing Master Plan page:

<http://www.richmondgov.com/PlanningAndDevelopmentReview/PlansMaster.aspx>

### **Zoning** - What use is allowed on a property by-right

The Zoning Ordinance is a legal document that outlines what a property owner is legally allowed to do with their land, or "by-right." The Zoning Ordinance states the types of uses (e.g., housing, offices, retail, etc.) that can be located on a specific parcel, as well as form requirements such as height, setback from the street, parking requirements, and landscaping requirements. There are a total of 36 zoning districts throughout the city and within the Zoning Ordinance.




Whereas Future Land Use is aspirational and does not determine what a property can be used for, Zoning is part of a bundle of property rights with specific guidelines, regulations, and judicial opinions which dictate its use.

If a particular use is not allowed by the Zoning District within which a property is located, the owner may petition the Planning Commission and City Council for a Special Use Permit or a Rezoning. If the proposed use is generally supported by the Future Land Use and the Master Plan, the request will likely be supported.

Link to PDR Zoning page:

<http://www.richmondgov.com/PlanningAndDevelopmentReview/ZoningDivision.aspx>

## Example of Master Plan Future Land Use from the *Pulse Corridor Plan*

Land Use Category and Description	Details	Example Photograph
<p><b>Corridor Mixed-Use</b></p> <ul style="list-style-type: none"> <li>Found along major, traditionally commercial corridors like Broad and E. Main Streets, and envisioned to provide for medium-density pedestrian- and transit-oriented infill development to fill “missing teeth” of the corridor fabric.</li> <li>The building size, density, and zoning districts for these areas will vary depending on historic densities and neighborhood characteristics. New development should be in scale with existing context or respond to unique site characteristics and opportunities for redevelopment.</li> <li>Active commercial uses required on principal street frontages. Ground floor residential uses should have street-oriented facades with setbacks, front yards, porches, and balconies where appropriate.</li> <li>Driveway entrances required to be off alleys whenever possible; new driveways prohibited on street-oriented commercial and priority street frontages.</li> <li>Parking lots and areas are located on the rear of buildings and require screening; shared parking requirements are encouraged to allow for commercial development while ensuring adequate residential parking.</li> </ul>	<p><b>Density/Size:</b> Medium density, buildings generally ranging from 2 to 10 stories with additional height where appropriate.</p> <p><b>Potential Future Zoning Districts:</b> UB-2, B-5, B-6, RF-1, or a new district.</p> <p><b>Primary Uses:</b> Office, retail, personal service, cultural, and multi-family residential.</p> <p><b>Secondary Uses:</b> Institutional and governmental uses, plazas, squares, pocket parks, and open space.</p>	
<p><b>Neighborhood Mixed-Use</b></p> <ul style="list-style-type: none"> <li>Neighborhood Mixed-use areas are cohesive districts that provide a mix of uses, but with a larger amount of residential uses than other mixed-use districts. They are an urban, walkable environment with limited neighborhood-oriented uses incorporated along key commercial corridors and at corner sites.</li> <li>The building size, density, and zoning districts for these areas will vary depending on historic densities and neighborhood characteristics. New development should be in scale with existing context.</li> <li>Regardless of use, buildings should have street-oriented facades with windows and door openings along street frontages. Appropriate setbacks and open space should be provided for residential uses.</li> <li>New driveway entrances prohibited on priority streets. Vehicular access to parcels should use alleys where possible.</li> <li>Parking lots and parking areas should be located to the rear of street-facing buildings.</li> </ul>	<p><b>Density/Size:</b> Low to medium density, 2 to 8 stories, depending on neighborhood.</p> <p><b>Potential Future Zoning Districts:</b> R-7, R-8, R-63, B-5, B-6, B-7, RF-1, UB-2.</p> <p><b>Primary Uses:</b> Single-family and multi-family residential.</p> <p><b>Secondary Use:</b> Retail, office, personal service, cultural, institutional and governmental uses, plazas, squares, pocket parks, and open space.</p>	
<p><b>Transitional</b></p> <ul style="list-style-type: none"> <li>Transitional areas provide a gradual transition between intense commercial areas and primarily single-family residential areas.</li> <li>Landscaping, screening, setbacks, gradual transition of intensity or type of use, and other site design approaches should be used to create a transition.</li> <li>The scale and type of uses will vary in order to transition to the adjacent residential neighborhood.</li> <li>Regardless of use, buildings should have street-oriented facades with windows and door openings along street frontages.</li> <li>New driveway entrances prohibited on primary streets and minimal driveway entrances allowed on secondary streets. Vehicular access to parcels should use alleys where possible.</li> <li>Parking lots and parking areas should be located to the rear of street-facing buildings.</li> </ul>	<p><b>Density/Size:</b> Low to medium density, 2 to 4 stories.</p> <p><b>Potential Future Zoning Districts:</b> R-8, R-63, UB, UB-2, others as appropriate.</p> <p><b>Primary Uses:</b> Office and multi-family residential.</p> <p><b>Secondary Uses:</b> Retail, personal service, cultural, institutional and governmental uses, plazas, squares, and pocket parks.</p>	

## Example of Master Plan Future Land Use from *Envision Longmont (Colorado)*

Land Use Category	Range of Density/Size	Uses	Characteristics <sup>1</sup>
Multifamily Neighborhood	Between 18 and 30 units per acre.	<p><b>Primary:</b> Higher density residential multifamily apartment buildings, condominiums, or senior housing</p> <p><b>Secondary:</b> Townhomes or duplexes. May include a mix of housing types and densities, as well as retail uses, restaurants/cafes, health and human services, senior services, parks, recreation, schools, places of worship, and other complementary uses.</p>	<ul style="list-style-type: none"> <li>A mix of higher density housing types, such as apartment buildings, condominiums, townhomes, triplexes or duplexes, or housing types providing assisted living or other living arrangements for older residents.</li> <li>Located in areas that are proximate to services, schools, parks and/or employment and can be readily served by public transportation.</li> <li>Designed to enhance connectivity, especially for pedestrians and bicyclists, within multifamily neighborhood, as well as between surrounding neighborhoods, centers, and corridors.</li> </ul>