

<b>Future Land Use</b>	<b>Source</b>	<b>Description</b>
<b>Community Commercial</b>	<i>Master Plan, and Patterson-Libbie-Grove Amendment</i>	Primary uses include office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City. As compared to Neighborhood Commercial, this category includes a broader range of uses of greater scale and intensity, with greater vehicular access and orientation, but that are also compatible with nearby residential areas. Typical zoning classifications that may accommodate this land use category: B-2, UB, and UB-2.
<b>Economic Opportunity Area</b>	<i>Master Plan</i>	A site-specific area identified in a District Plan as appropriate for a range of general office, corporate office, retail, general commercial, service or light industrial uses. More specific uses and character of development are described in the District Plan in each case. This category identifies areas or large sites appropriate for new development or redevelopment that will generate significant private investment and employment opportunities. Typical zoning classifications that may accommodate this land use category vary depending on the specific area, but may include B-3, OS and M-1.
<b>General Commercial</b>	<i>Master Plan</i>	Primary uses include a broad range of office, retail, general commercial, wholesale and service uses, typically located along major transportation corridors and serving large portions of the City, the region or the traveling public. Land uses in this category are typically of larger scale and intensity than Community Commercial uses, and may not always be highly compatible with residential areas. Typical zoning classification that may accommodate this land use category: B-3.
<b>General Office</b>	<i>Master Plan</i>	Primary uses are professional, business and administrative offices and medical and dental clinics, at varying intensities of development depending on the location and surrounding land uses. In some cases, multi-family may be a secondary use; in areas of higher intensity, incidental convenience retail and personal service uses may be included. Typical zoning classifications that may accommodate this land use category: RO-2 and RO-3.
<b>Industrial</b>	<i>Master Plan</i>	Primary uses include a wide variety of manufacturing, processing, research and development, warehousing, distribution, office, warehouse and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses. The mix of industrial uses and character of such areas may vary depending on the location and available highway access. Typical zoning classifications that may accommodate this land use category: OS, M-1, and M-2.
<b>Institutional</b>	<i>Master Plan</i>	Primary uses include institutional uses, such as places of worship, private schools, universities, museums, hospitals and other care facilities. Typically this land use category depicts larger scale uses, while small-scale uses of this type are incorporated within the predominant surrounding land use designations. Typical zoning classification that may accommodate this land use category: I-Institutional.
<b>Mixed Use</b>	<i>Master Plan, and Patterson-Libbie-Grove Amendment</i>	Primary uses include combinations of office, retail, personal service, general commercial and service uses and, in some cases, multi-family residential and dwelling units above ground floor commercial. Generally, such areas consist of a mix of several types of uses, designed and arranged to be compatible with one another. Each type of use could function independently, but all benefit from proximity to one another. The mix of uses and predominant land use character may vary considerably by location, and are described in each case in the text of the District Plans. Typical zoning classifications that may accommodate this land use category: B-5, UB, UB-2, B-6, and B-7.

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<b>Multi-Family (Medium Density)</b>	<i>Master Plan</i>	Primary uses are multi-family dwellings at densities up to 20 units per acre. Includes day nurseries, adult day care and residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-43 and R-48.
<b>Multi-Family (High Density)</b>	<i>Master Plan</i>	Primary uses are multi-family dwellings at densities of 20 to 35 units per acre. Includes day nurseries, adult day care and residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classification that may accommodate this land use category: R-53.
<b>Multi-Family (Very High Density)</b>	<i>Master Plan</i>	Primary uses are multi-family dwellings at densities over 35 units per acre. Includes offices, medical and dental clinics, nursing homes, hospitals, day nurseries, adult day care and residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. In some cases office or clinic uses may be incorporated into multi-family buildings, and in other cases may be free-standing uses. The category also includes adult care residences, group homes and lodgings when in compliance with zoning requirements. Typical zoning classifications that may accommodate this land use category: R-73 and RO-3.
<b>Neighborhood Commercial</b>	<i>Master Plan</i>	Primary uses include office, personal service and retail uses, intended to provide the daily convenience shopping and service needs of adjacent neighborhood residents. Such uses are typically small scale and low intensity, have limited hours of operation, involve a high percentage of walk-in trade and minimal vehicular traffic, and are especially compatible with adjacent low to medium density residential uses. Typical zoning classifications that may accommodate this land use category: B-1 and UB.
<b>Public &amp; Open Space</b>	<i>Master Plan</i>	Primary uses include publicly owned and operated parks, recreation areas, open spaces, schools, libraries, cemeteries and other government and public service facilities. Also included are environmentally sensitive areas and scenic areas where urban development should not occur. Typically, this category depicts larger scale uses or open spaces, while small-scale facilities are incorporated within the predominant surrounding land use designations. This land use category may be accommodated by any zoning classification.
<b>Single-Family (Low Density)</b>	<i>Master Plan</i>	Primary use is single-family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5.
<b>Single-Family (Medium Density)</b>	<i>Master Plan</i>	Primary uses are single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7.
<b>Transitional Office</b>	<i>Master Plan</i>	Primary uses are low-to-medium intensity professional, business and administrative offices, and medical and dental clinics that are compatible with adjacent residential uses and serve as separation between residential areas and nearby commercial or other higher intensity land uses or features. The scale and intensity of such office uses may vary depending on the density and type of residential uses they are intended to buffer. Typical zoning classifications that may accommodate this land use category: RO-1 and RO-2.

<b>Future Land Use</b>	<b>Source</b>	<b>Description</b>
<b>Downtown Civic Area</b>	<i>Downtown Plan</i>	The Civic Area refers to both buildings and open spaces. Civic Buildings are public sites dedicated for publicly used buildings dedicated to culture, government, and public gatherings. Civic Spaces are outdoor areas dedicated for public use. The Virginia State Capitol and its grounds is an example of a Civic Area in Downtown.
<b>Downtown Future Development Area</b>	<i>Downtown Plan</i>	The Future Development Area, commonly referred to as Gamble's Hill, includes properties generally bounded by Belvidere Street on the west, Byrd Street on the north, 7th Street on the east, and Tredegar Street on the south. The properties are owned by the NewMarket Corporation and its subsidiaries. Uses of the property include the corporate headquarters for NewMarket Corporation and MeadWestvaco Corporation, research and development facilities for Afton Chemical Corporation, a structured parking facility to serve the Federal Reserve Bank of Richmond and cultural purposes for the Tredegar National Civic War Museum. In addition to existing and under construction facilities the property holds new development potential, and as such, is classified as a Future Development Area.
<b>Downtown General Urban Area</b>	<i>Downtown Plan</i>	The General Urban Area is characterized by medium-density, mixed-use development, distributed along medium-sized blocks. Old Manchester is an example of the general urban condition in Richmond. This district is characterized by single-family homes, sideyard houses, rowhouses, and small multifamily buildings, such as duplexes, triplexes, and quads. These buildings have variable setbacks and landscaping, and a limited mix of commercial and civic uses.
<b>Downtown Municipal Infrastructure Area</b>	<i>Downtown Plan</i>	The Municipal Infrastructure Area refers to areas dedicated to public utilities such as water treatment, railyards, and other public utility uses. These uses are necessary to the function of an urban area, however they are incompatible with most other uses, such as residential and office uses. Accordingly, Municipal Infrastructure Areas must usually be kept separate from the walkable urban fabric. The stormwater detention basin on Chapel Island is an example of a Municipal Infrastructure Area in Downtown.
<b>Downtown Natural Area</b>	<i>Downtown Plan</i>	The Natural Area is characterized by a wilderness landscape that is untouched by development, and whose ecological features are preserved. The uninhabitable islands in the James River are an example of a wilderness condition in Downtown Richmond. These islands remain unsettled due to periodic flooding of the river, and are preserved in their natural condition.
<b>Downtown Urban Center Area</b>	<i>Downtown Plan</i>	The Urban Center area is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks. The apartment buildings along The Boulevard are an example of a residential urban center condition in Richmond, with a dense urban fabric of three to five story buildings, and limited retail at key intersections.
<b>Downtown Urban Core Area</b>	<i>Downtown Plan</i>	The Urban Core Area is the most urban Character Area. This area is characterized by high density, an intense mix of uses, and civic buildings of regional significance, distributed along urban blocks with wide sidewalks, regular street tree plantings, and buildings that front the street. City Center is an example of the urban core condition in Downtown Richmond, with tall buildings that contain a range of office, residential and retail space. Continued pedestrian-oriented development will support a vibrant street realm in City Center.

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<b>Corridor Mixed-Use</b>	<i>Pulse Corridor Plan</i>	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. 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. 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. Driveway entrances required to be off alleys whenever possible; new driveways prohibited on street-oriented commercial and priority street frontages. 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. Potential future zoning districts: UB-2, B-5, B-6, RF-1, or a new district.
<b>Downtown Mixed-Use</b>	<i>Pulse Corridor Plan</i>	Central business district of the Richmond region features high-density development with office buildings, apartments, and a mix of complementary uses, including regional destinations. Higher-density pedestrian- and transit-oriented development encouraged on vacant or underutilized sites; new development should be urban in form and may be of larger scale than existing context. Active commercial ground floor uses required on street-oriented commercial frontages. Active ground floor uses and design required on priority street frontages. Driveway entrances required to be off alleys whenever possible; new driveways prohibited on street-oriented commercial and priority street frontages. Little to no setback of new development unless to create pedestrian-oriented amenities like plazas and outdoor dining. Surface parking prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened by shade trees. Parking requirements are substantially less in these areas than other areas of the city and are largely eliminated. Potential future zoning districts: B-4, RF-2
<b>Industrial</b>	<i>Pulse Corridor Plan</i>	Industrial areas feature easy highway access, large parcels, and separation of residential areas, in order to allow light and heavy industrial uses. Potential future zoning districts: M-1, M-2.
<b>Industrial Mixed-Use</b>	<i>Pulse Corridor Plan</i>	Industrial Mixed-use areas are traditionally industrial areas that are transitioning to mixed-use due to their proximity to growing neighborhoods, but still retain industrial uses. Non-industrial use buildings should have street-oriented facades with windows and door openings along street frontages. New light industrial uses are compatible with residential and office uses. New driveway entrances prohibited on principal streets and minimal driveway entrances allowed on secondary streets. Vehicular access to parcels should use alleys where possible. Parking lots and parking areas should be located to the rear of street-facing buildings. Streetscape accommodates truck access but allows for multi-modal uses. Potential future zoning districts: B-7, or a new district.
<b>Institutional</b>	<i>Pulse Corridor Plan</i>	Public and quasi-public entities, such as local, state, and federal government, hospitals, and universities. Active commercial uses on ground floors are required on primary street frontages. Residential uses may be permitted on the ground floor in certain sections of the area. Regardless, ground floor residential units should still have street-oriented facades with setbacks, front yards, and balconies where appropriate. New driveway entrances prohibited on primary streets and minimal driveway entrances allowed on secondary streets. Ground floor parking prohibited on primary street frontages. Potential future zoning districts: B-4, B-5, I.

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<b>Neighborhood Mixed-Use</b>	<i>Pulse Corridor Plan</i>	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. 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. 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. New driveway entrances prohibited on priority streets. Vehicular access to parcels should use alleys where possible. Parking lots and parking areas should be located to the rear of street-facing buildings. Potential future zoning districts: R-7, R-8, R-63, B-5, B-6, B-7, RF-1, UB-2.
<b>Nodal Mixed-Use</b>	<i>Pulse Corridor Plan</i>	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. Higher-density pedestrian- and transit-oriented development encouraged on vacant and underutilized sites; new development should be urban in form and may be of larger scale than existing context. It should directly engage with the prominence of Nodal Mixed-Use places and the public realm. Highly active street frontages and urban design features that encourage pedestrian activity required. Driveway entrances required to be off alleys whenever possible; new driveways prohibited on street-oriented commercial and priority street frontages. Little to no setback of new development unless to create pedestrian-oriented amenities like plazas and outdoor dining. Surface parking prohibited as a principal use; when surface parking is provided as an accessory use, it should be located to the rear of buildings and screened by shade trees. Parking requirements are reduced to allow more market-based parking strategies, including shared parking. Potential future zoning districts: B-4, B-5, RF-1, RF-2, or a new district.
<b>Transitional</b>	<i>Pulse Corridor Plan</i>	Transitional areas provide a gradual transition between intense commercial areas and primarily single-family residential areas. Landscaping, screening, setbacks, gradual transition of intensity or type of use, and other site design approaches should be used to create a transition. The scale and type of uses will vary in order to transition to the adjacent residential neighborhood. Regardless of use, buildings should have street-oriented facades with windows and door openings along street frontages. New driveway entrances prohibited on primary streets and minimal driveway entrances allowed on secondary streets. Vehicular access to parcels should use alleys where possible. Parking lots and parking areas should be located to the rear of street-facing buildings. Potential future zoning districts: R-8, R-63, UB, UB-2, others as appropriate.
<b>Mixed-Use Residential</b>	<i>Union Hill Amendment and Patterson-Libbie-Grove Amendment</i>	Primary uses include single, two, and multi-family dwellings, live/work units and neighborhood serving commercial uses developed in a traditional urban form. These commercial uses are limited in location, type and scale and are intended to provide for the convenience of urban neighborhood residents within walking distance, to respect the primary residential character of the neighborhood and to avoid traffic, parking, noise and other impacts that typically result from uses that draw patrons from outside the neighborhood. Typical zoning classification that may accommodate this land use category: R-63 and R-8.