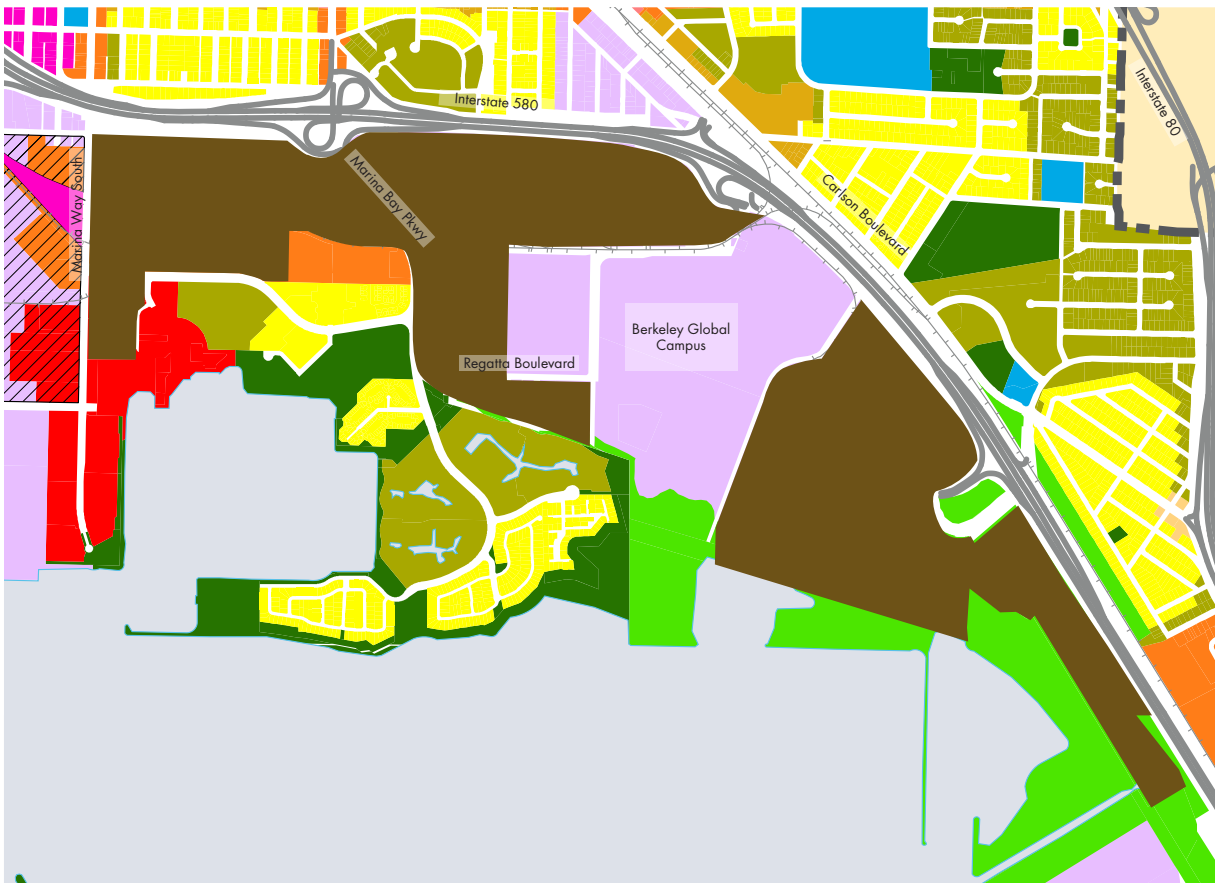


RBSP Land Use



RBSP Land Use	
Richmond Bay Specific Plan	
Richmond Bay Specific Plan Area	358 acres
Density (dwelling units per acre)	25-150
Intensity (floor area ratio)	1.0-5.0 ^{1,2,3}
Building height	15' to 85'
¹ FAR for Civic Spaces shall not exceed .5	
² Density and Intensity may be further specified in a Development Agreement	
³ Floor Area Ratio (FAR) denotes building intensity for non-residential uses and mixed-use buildings	

Key	
	Richmond Bay Specific Plan
	Transition Zone Overlay District
	Hillside Residential
	Low-Density Residential
	Medium Density Residential
	Neighborhood Mixed-Use
	Med. Density Mixed-Use (Res. Emphasis)
	Med. Intensity Mixed-Use (Com. Emphasis)
	Med. Intensity Mixed-Use (Gateway and Comm. Node)
	High Intensity Mixed-Use (Major Activity Center)
	Regional Commercial Mixed-Use
	Live/Work
	Low-Intensity Business/Light Industrial
	Business/Light Industrial
	Marine and Waterfront Commercial
	Industrial
	Port Priority Area
	Agricultural
	Open Space
	Parks and Recreation
	Public, Cultural, and Institutional

Figure 7.2: RBSP Land Use