

ORDINANCE NO. 16-16 N.S.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RICHMOND
REPEALING ARTICLE XV, ZONING AND SUBDIVISIONS, CHAPTER 6.06
HISTORIC STRUCTURES CODE AND CHAPTER 7.102 MEDICAL MARIJUANA
COLLECTIVES OF THE RICHMOND MUNICIPAL CODE, AND ADOPTING
REVISED ARTICLE XV, ZONING AND SUBDIVISIONS AND NEW ZONING MAP**

WHEREAS, the general plan is the City's constitution for future development and any decision by a City affecting land use and development must be consistent with the general plan; and

WHEREAS, Chapter 15.02 of the Richmond Municipal Code provides that "The zoning ordinance whose purpose is to regulate existing uses and uses contemplated in the future shall be made consistent with the general plan as required by State Law; and

WHEREAS, on April 24, 2012, the Council adopted the CEQA Findings of Fact, Statement of Significance, and Mitigation Monitoring and Reporting Program, and certified the Environmental Impact Report, for the Richmond General Plan 2030 (SCH#2008022018) (the "Richmond General Plan 2030 EIR"); and

WHEREAS, on April 24, 2012, the City Council adopted Richmond General Plan 2030; and

WHEREAS, the General Plan was the culmination of a multi-year planning process that encompasses the community's vision of the City's future; and

WHEREAS, the General Plan substantially revises the City's land use policies, goals, and standards; and

WHEREAS, the City's zoning and subdivision regulations have been undergoing comprehensive review and revision in order to ensure their consistency with the General Plan and state and federal laws; and

WHEREAS, the proposed Zoning and Subdivision Regulations Update is an implementing action of the Richmond General Plan 2030, included as Action LU5.A Zoning Update, which calls for the City to "update the Zoning Ordinance to establish development standards and guidelines for all land uses in accordance with the Land Use and Urban Design Element"; and

WHEREAS, the proposed Zoning and Subdivision Regulations Update is subject to the requirements of the California Environmental Quality Act, as amended (Public Resources Code Sections 21000-21178), and the California Environmental Quality Act Guidelines (California Code of Regulations Title 14, Chapter 3) (collectively, "CEQA"); and

WHEREAS, pursuant to CEQA Guidelines Section 15164, the City Council adopted Resolution 102-16 approving an Addendum to the Richmond General Plan Update EIR which affirmed that the analysis contained in General Plan EIR adequately addresses the potential physical impacts associated with implementation of the proposed Zoning and Subdivision Regulations Update (the "Addendum") and Zoning Map; and

WHEREAS, the Planning Commission held several study session on preliminary regulations included in the draft Zoning and Subdivisions Regulations to solicit input and provide feedback; and

WHEREAS, on August 18, 2016, the draft Zoning and Subdivisions Regulations Update was released for public review and comment;

WHEREAS, on September 1, 2016, the Planning Commission held a study session on the draft Zoning and Subdivisions Regulations and received public comments on the draft Zoning and Subdivision Regulations; and

WHEREAS, on October 20, 2016, the Planning Commission (the “Commission”) held a public hearing to consider recommending adoption of the Addendum and the Draft Zoning and Subdivision Regulations Update; and

WHEREAS, the Commission adopted Planning Commission Resolution No. 16-24 recommending Council adoption of the proposed Addendum and the proposed Zoning and Subdivision Regulations with certain edits; and

WHEREAS, on November 1, 2016, the Council held a public hearing to consider adoption of the proposed Zoning and Subdivision Regulations Update, including the Commission’s recommended amendments and Zoning Map.

WHEREAS, at that November 1, 2016 meeting, the City Council adopted Resolution No. 102-16 approving the Addendum to the General Plan Update EIR.

NOW, THEREFORE, BE IT RESOLVED that the Council does hereby find that the above recitals are true and correct and have served, together with the Agenda Report dated November 1, 2016 as the basis for the findings and actions set forth in this Resolution.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RICHMOND does ordain as follows:

SECTION I. Article XV, Zoning and Subdivisions, Chapter 6.06 Historic Structure Code, and Chapter 7.102 Marijuana Collectives of the Richmond Municipal Code is hereby repealed and replaced with revised Article XV, Zoning and Subdivisions, and Zoning Map as shown in Exhibit A and B, respectively, attached and incorporated herein by reference, including the addendum introduced into the record at the meeting and other minor edits to the Coastal Commercial (CC) zoning district land use table and the Interim Study Overlay District.

SECTION II. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid, the remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed each section, subsection, paragraph, sentence, clause or phrase of this Ordinance irrespective of the unconstitutionality or invalidity of any section, subsection, paragraph, sentence, clause or phrase.

SECTION III. Effective Date. All applications filed after or pending upon the date of final passage and adoption of this Ordinance shall be subject to this Ordinance. This Ordinance becomes effective thirty (30) days after its final passage and adoption.

First read at a regular meeting of the Council of the City of Richmond held November 1, 2016, and finally passed and adopted at a regular meeting thereof held November 15, 2016, by the following vote:

AYES: Councilmembers Beckles, McLaughlin, Myrick, Pimplé, Vice Mayor Martinez, and Mayor Butt.

NOES: None.

ABSTENTIONS: None.

ABSENT: Councilmembers Bates.

PAMELA CHRISTIAN
CLERK OF THE CITY OF RICHMOND
(SEAL)

Approved:

TOM BUTT
Mayor

Approved as to form:

BRUCE GOODMILLER
City Attorney

State of California }
County of Contra Costa } : ss.
City of Richmond }

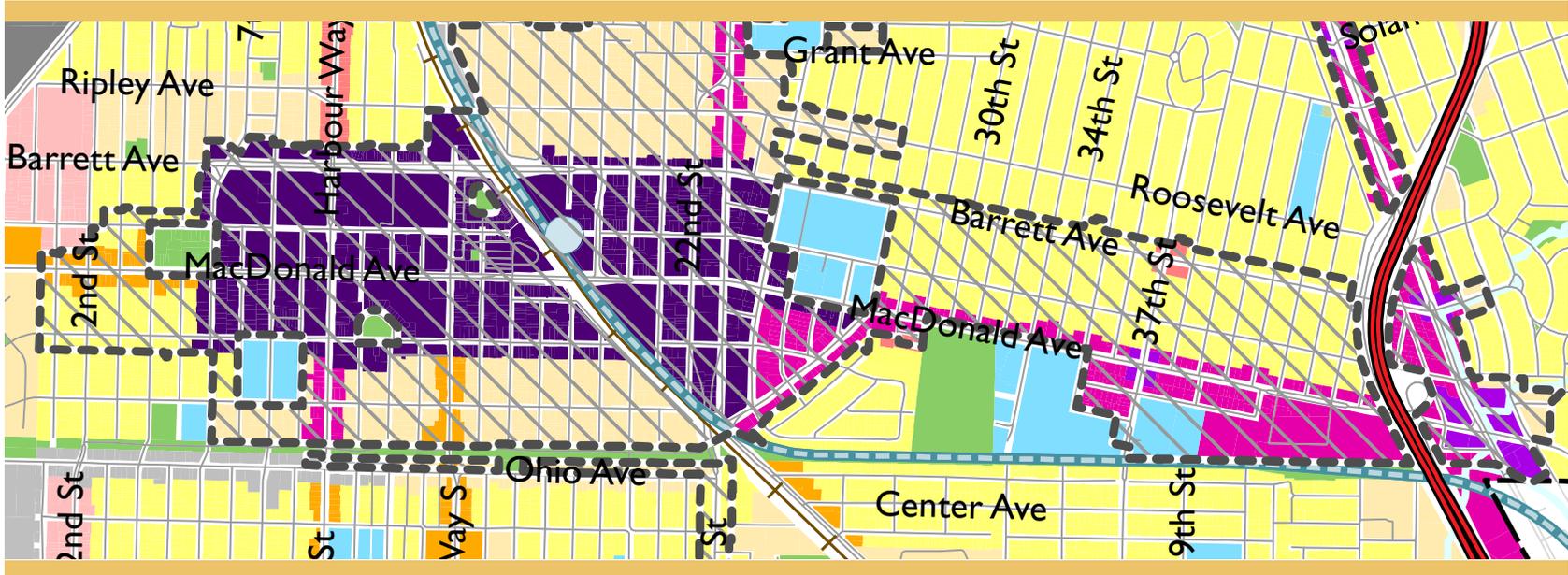
I certify that the foregoing is a true copy of **Ordinance No. 16-16 N.S.**, passed and adopted by the City Council of the City of Richmond at a regular meeting held on November 15, 2016.



Pamela Christian, City Clerk of the City of Richmond

Exhibit A: Zoning and Subdivision Regulations Update
Exhibit B: Zoning Map

EXHIBIT A
THE FULL DOCUMENT IS AVAILABLE AT THE FOLLOWING WEBSITE:
<http://www.zonerichmond.com/welcome.html>

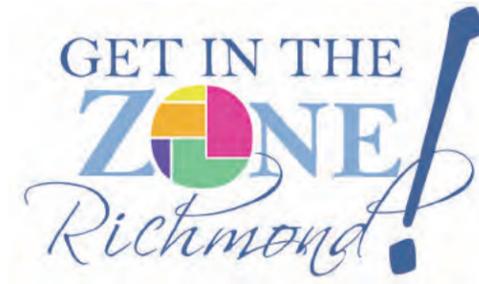


Article XV, Zoning and Subdivision of the Richmond Municipal Code

Adopted November 15, 2016 (Ordinance No. 16-16)

Prepared by
DYETT & BHATIA
Urban and Regional Planners

EXHIBIT B



Richmond Zoning Map Atlas

Draft recommended by the Planning Commission

Prepared by

DYETT & BHATIA
Urban and Regional Planners

October 25, 2016

USER'S GUIDE

The proposed Zoning Map for the City of Richmond is presented in a sectional map format for readability and ease of use. The key map on the facing page shows the location for each sectional map. The sections overlap so that the zoning of parcels that might otherwise be slit by sectional lines can be seen on one page.

The facing pages show the General Plan land use designations and existing zoning for reference.

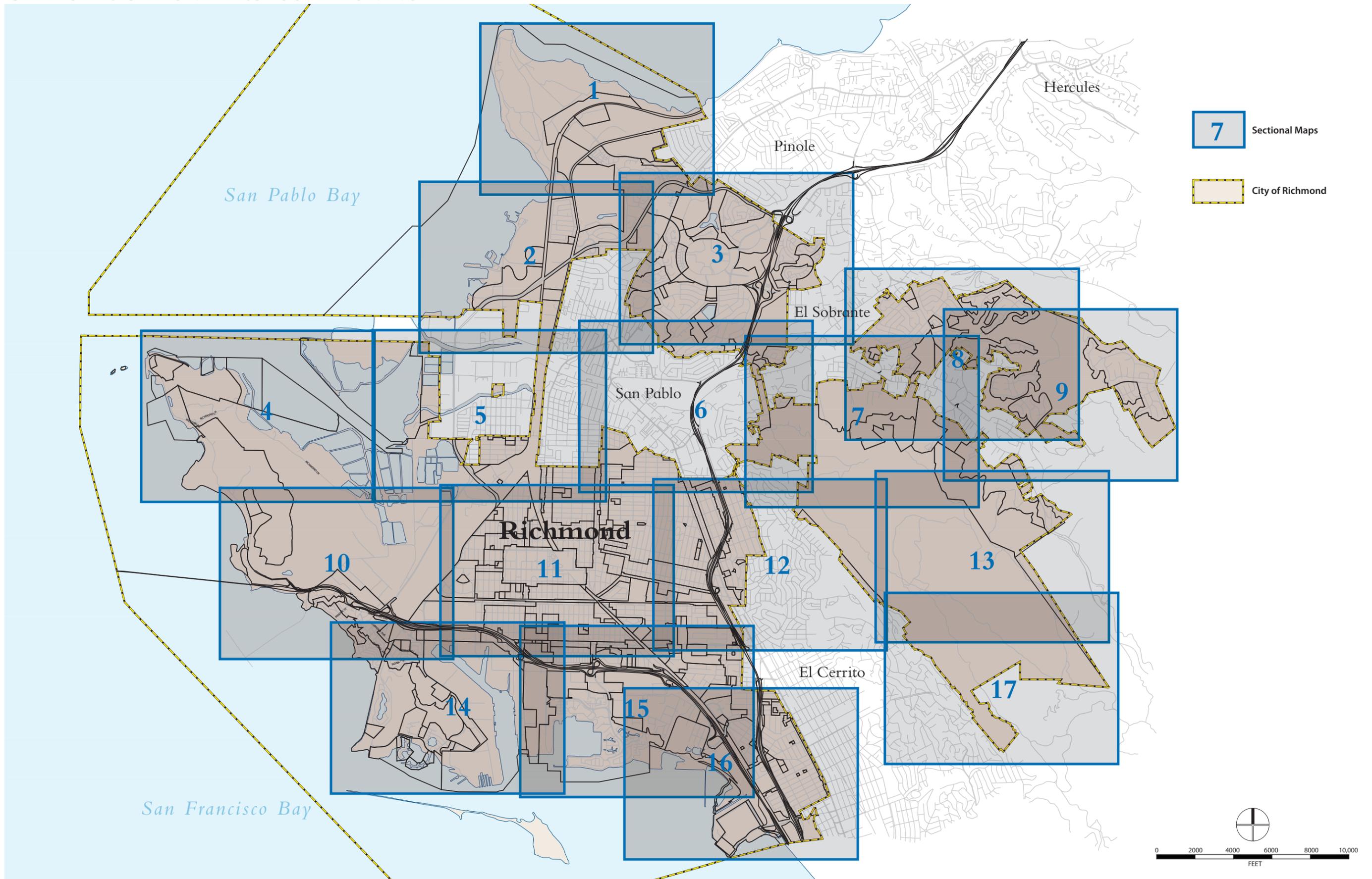
After adoption of the new Zoning and Subdivision Regulations, the City intends to have the City Council approve separately the new zoning in the Richmond Livable Corridors Form-Based Code, and in a separate action adopt the Richmond Bay Specific Plan, so these areas are in an Interim Study Overlay, with base zones corresponding to General Plan designations. Another Interim Study Overlay is for the Point Molate area where the Council has initiated a land use study. At its October 20th meeting, the Planning Commission recommended adoption of the proposed Zoning Map as represented in this Zoning Atlas.

DISCLAIMER

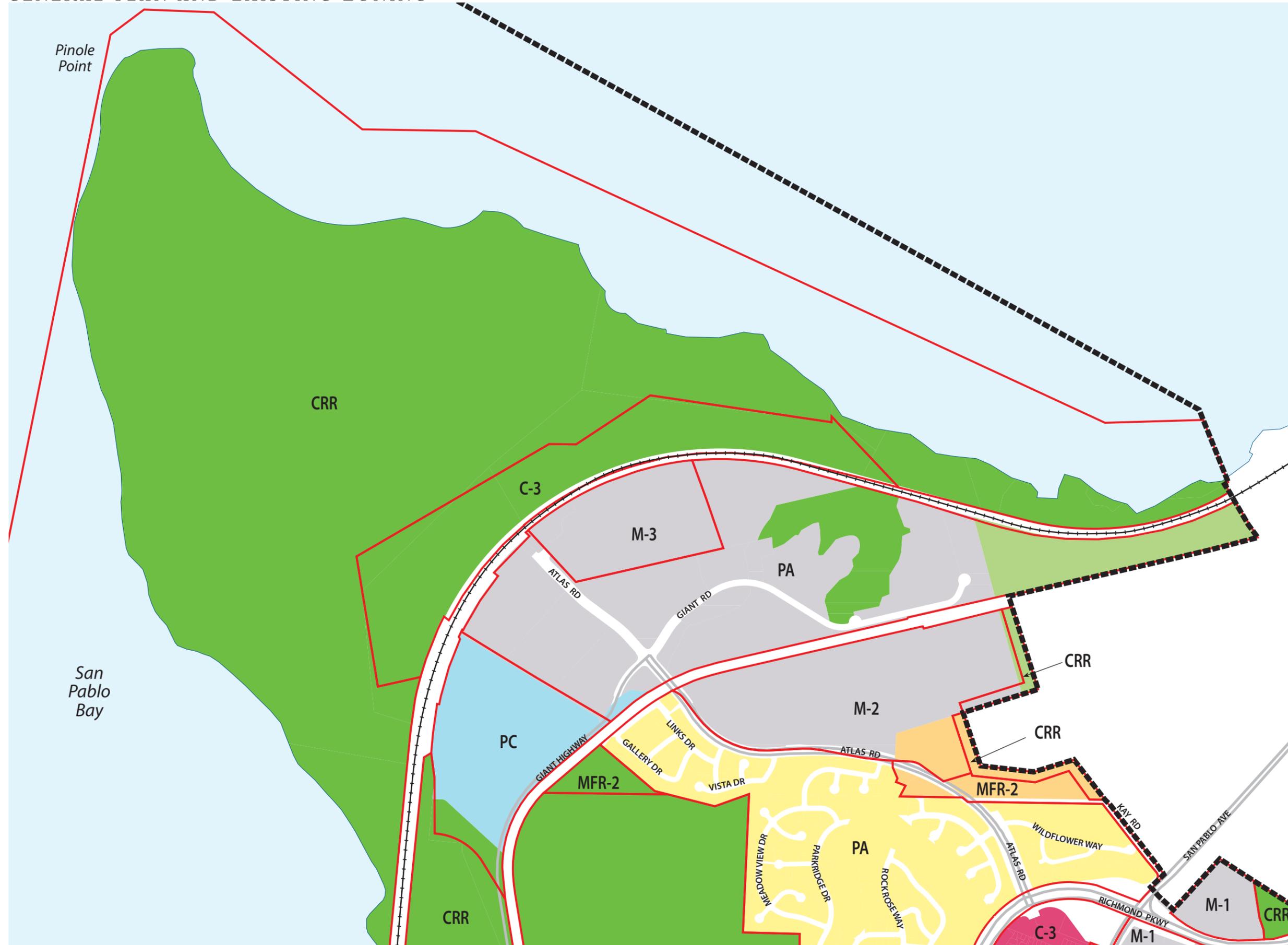
The City of Richmond is providing this map as a public information resource for the public. Every reasonable effort has been made to assure the accuracy of this map. Further, the map may be updated only periodically and therefore may not reflect the most current information.

THE CITY OF RICHMOND MAKES NO WARRANTY, REPRESENTATION, OR GUARANTEE OF ANY KIND REGARDING THIS MAP. THE CITY OF RICHMOND SPECIFICALLY DISCLAIMS ALL REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY FOR A PARTICULAR PURPOSE. The City of Richmond assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any data sets or other information provided herein.

CITY OF RICHMOND PROPOSED ZONING MAP



GENERAL PLAN AND EXISTING ZONING



Sectional Map 1

General Plan Land Use Designations

- Hillside Residential
- Low Density Residential
- Medium Density Residential
- Medium Density Mixed-Use (Residential Emphasis)
- Neighborhood Mixed-Use
- Medium Intensity Mixed-Use (Commercial Emphasis)
- Medium Intensity Mixed-Use (Gateway and/or Community Node)
- High Intensity Mixed-Use (Major Activity Center)
- Regional Commercial Mixed-Use
- Marine and Waterfront Commercial
- Business/Light Industrial
- Live/Work
- Industrial
- Public, Cultural, and Institutional
- Port Priority Area
- Parks and Recreation
- Open Space
- Agriculture

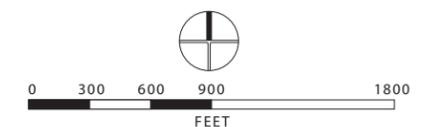
Existing Zoning

- Residential Zoning Districts**
- SFR-1 Single-Family Rural Residential
 - SFR-2 Single-Family Very Low Density Residential
 - SFR-3 Single-Family Low Density Residential
 - MFR-1 Multifamily Residential
 - MFR-2 Multifamily Residential
 - MFR-3 Multifamily Residential
- Commercial Zoning Districts**
- C-1 Neighborhood Commercial
 - C-2 General Commercial
 - C-3 Regional Commercial
 - C-B Central Business
 - C-C Coastline Commercial
- Industrial Zoning Districts**
- M-1 Industrial/Office
 - M-2 Light Industrial
 - M-3 Heavy Industrial
 - M-4 Marine Industrial
- Open Space and Recreational Districts**
- EA Exclusive Agricultural
 - CRR Community and Regional Recreational
 - PC Public and Civic Uses

City Limits

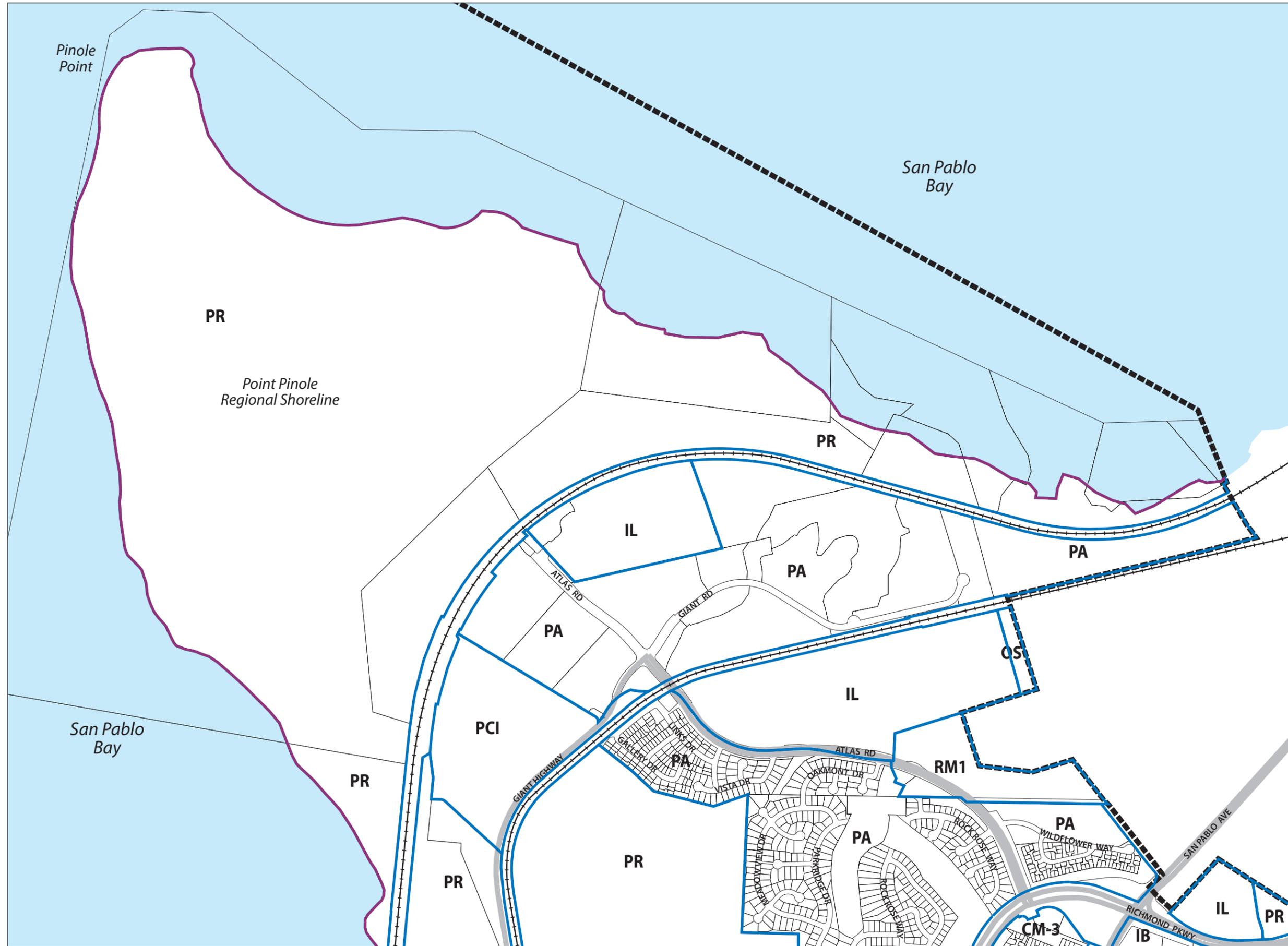
Railroad

Source: City of Richmond



Map Section 2

Map Section 3



Proposed Zoning

Residential Districts

- RH Single-Family Hillside Residential
- RL1 Single-Family Very Low Density Residential
- RL2 Single-Family Low Density Residential
- RM1 Multifamily Residential
- RM2 Multifamily High Density Residential

Mixed-Use Districts

- CM-1 Commercial Mixed-Use, Residential
- CM-2 Commercial Mixed-Use, Neighborhood
- CM-3 Commercial Mixed-Use, Commercial Emphasis
- CM-4 Commercial Mixed-Use, Gateway/Node
- CM-5 Commercial Mixed-Use, Activity Center

Live-Work

- LW Live-Work

Commercial Districts

- CG Commercial, General
- CR Commercial, Regional
- CC Commercial, Coastline

Industrial Districts

- IB Industrial, Business
- ILL Industrial, Limited Light
- IL Industrial, Light
- IG Industrial, General
- IW Industrial, Water-Related

Public and Semi-Public Districts

- PCI Public, Cultural, and Institutional
- PR Parks and Recreation
- OS Open Space
- AG Agricultural

Planned Area and Overlay Districts

- PA Planned Area District

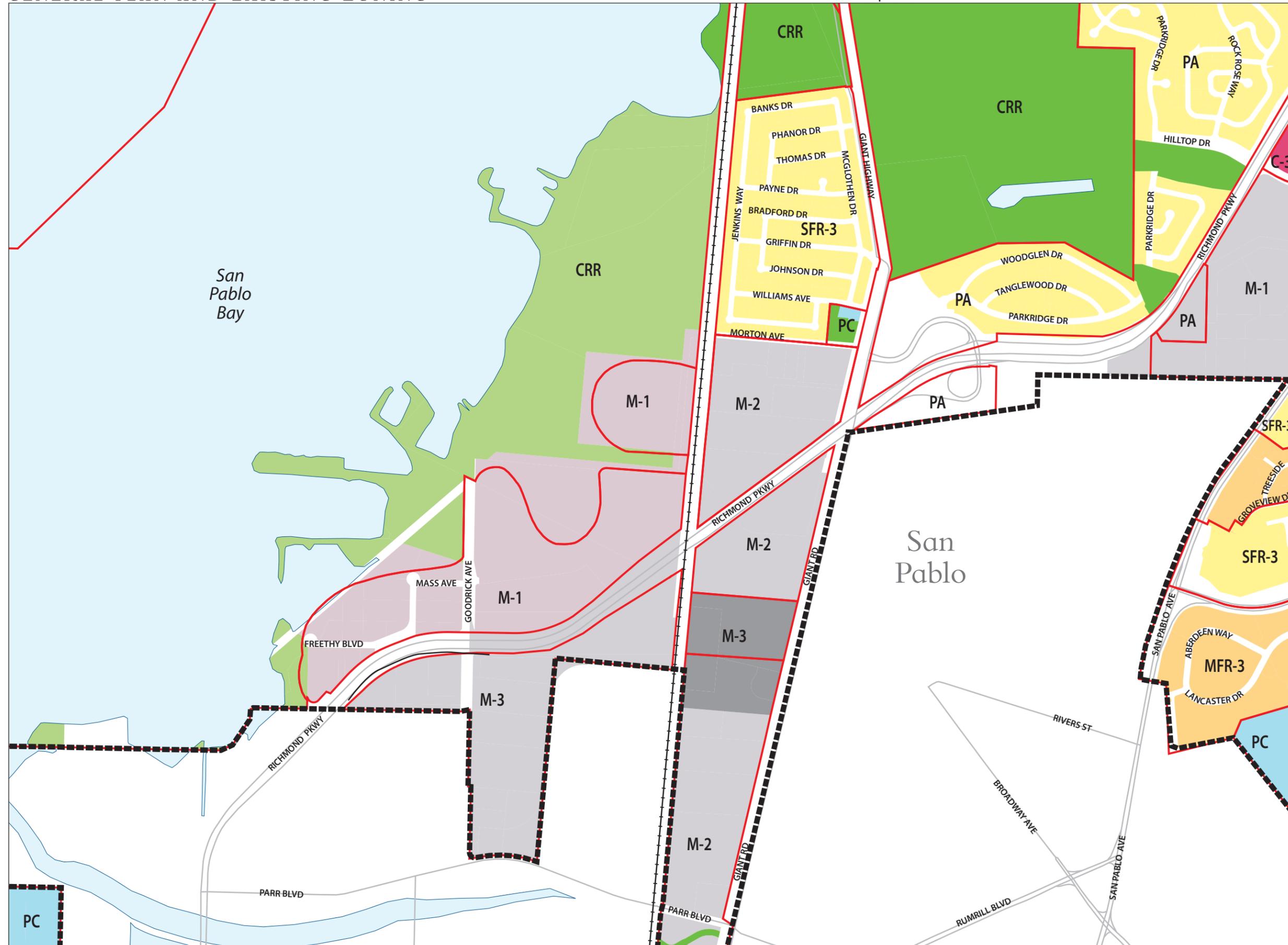
- Shoreline
- Rail Road
- City Limits

Source: City of Richmond, 2016; Contra Costa County GIS, 2016; Metropolitan Transportation Commission (MTC), 2016; Dyett & Bhatia, 2016



Map Section 2

Map Section 3



Sectional Map 2

General Plan Land Use Designations

- Hillside Residential
- Low Density Residential
- Medium Density Residential
- Medium Density Mixed-Use (Residential Emphasis)
- Neighborhood Mixed-Use
- Medium Intensity Mixed-Use (Commercial Emphasis)
- Medium Intensity Mixed-Use (Gateway and/or Community Node)
- High Intensity Mixed-Use (Major Activity Center)
- Regional Commercial Mixed-Use
- Marine and Waterfront Commercial
- Business/Light Industrial
- Live/Work
- Industrial
- Public, Cultural, and Institutional
- Port Priority Area
- Parks and Recreation
- Open Space
- Agriculture

Existing Zoning

Residential Zoning Districts

- SFR-1 Single-Family Rural Residential
- SFR-2 Single-Family Very Low Density Residential
- SFR-3 Single-Family Low Density Residential
- MFR-1 Multifamily Residential
- MFR-2 Multifamily Residential
- MFR-3 Multifamily Residential

Commercial Zoning Districts

- C-1 Neighborhood Commercial
- C-2 General Commercial
- C-3 Regional Commercial
- C-B Central Business
- C-C Coastline Commercial

Industrial Zoning Districts

- M-1 Industrial/Office
- M-2 Light Industrial
- M-3 Heavy Industrial
- M-4 Marine Industrial

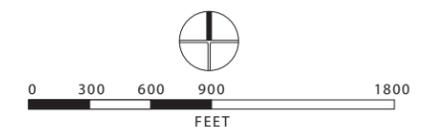
Open Space and Recreational Districts

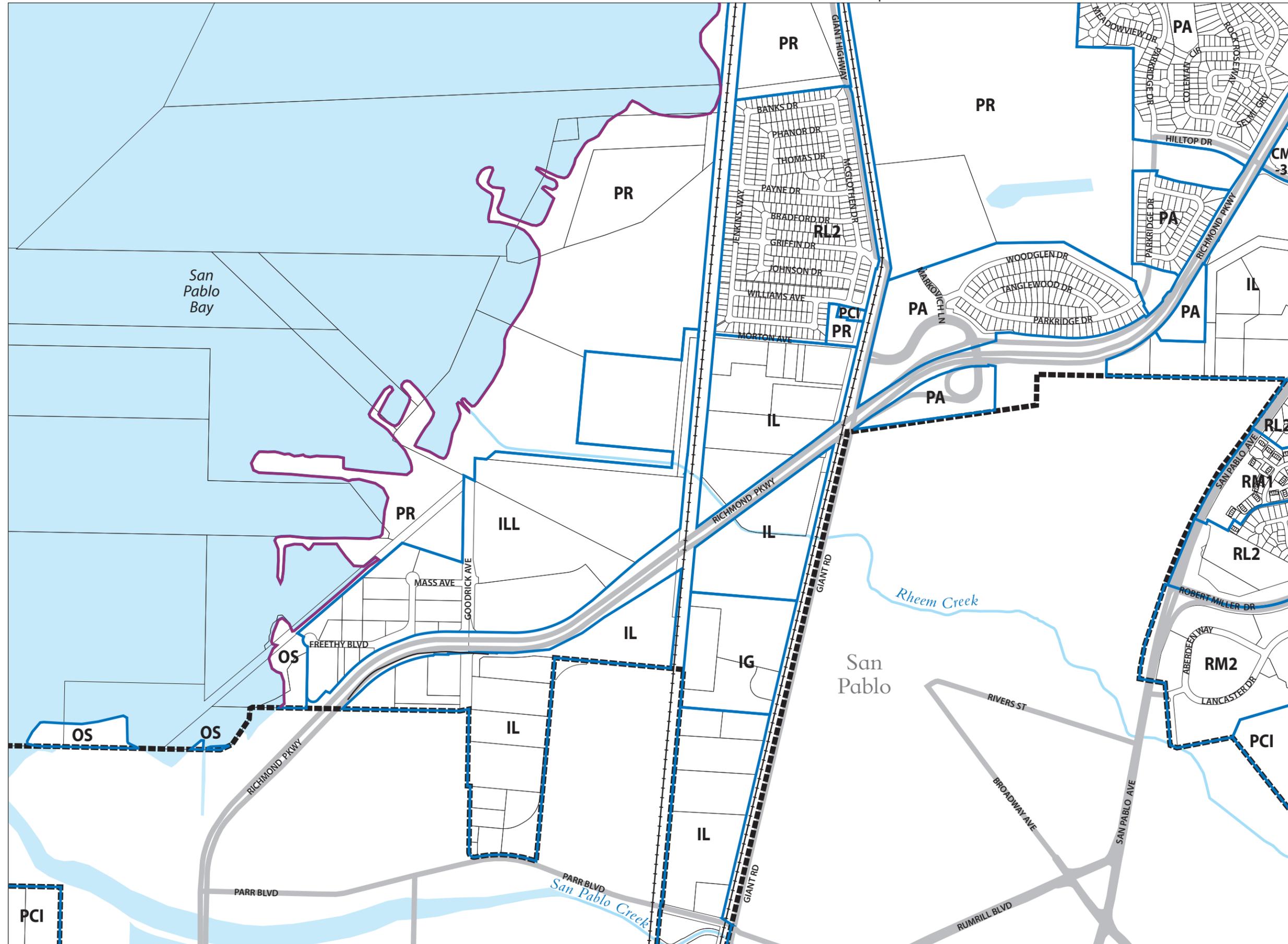
- EA Exclusive Agricultural
- CRR Community and Regional Recreational
- PC Public and Civic Uses

City Limits

Railroad

Source: City of Richmond





Sectional Map 2

Proposed Zoning

Residential Districts

- RH Single-Family Hillside Residential
- RL1 Single-Family Very Low Density Residential
- RL2 Single-Family Low Density Residential
- RM1 Multifamily Residential
- RM2 Multifamily High Density Residential

Mixed-Use Districts

- CM-1 Commercial Mixed-Use, Residential
- CM-2 Commercial Mixed-Use, Neighborhood
- CM-3 Commercial Mixed-Use, Commercial Emphasis
- CM-4 Commercial Mixed-Use, Gateway/Node
- CM-5 Commercial Mixed-Use, Activity Center
- LW Live-Work

Commercial Districts

- CG Commercial, General
- CR Commercial, Regional
- CC Commercial, Coastline

Industrial Districts

- IB Industrial, Business
- ILL Industrial, Limited Light
- IL Industrial, Light
- IG Industrial, General
- IW Industrial, Water-Related

Public and Semi-Public Districts

- PCI Public, Cultural, and Institutional
- PR Parks and Recreation
- OS Open Space
- AG Agricultural

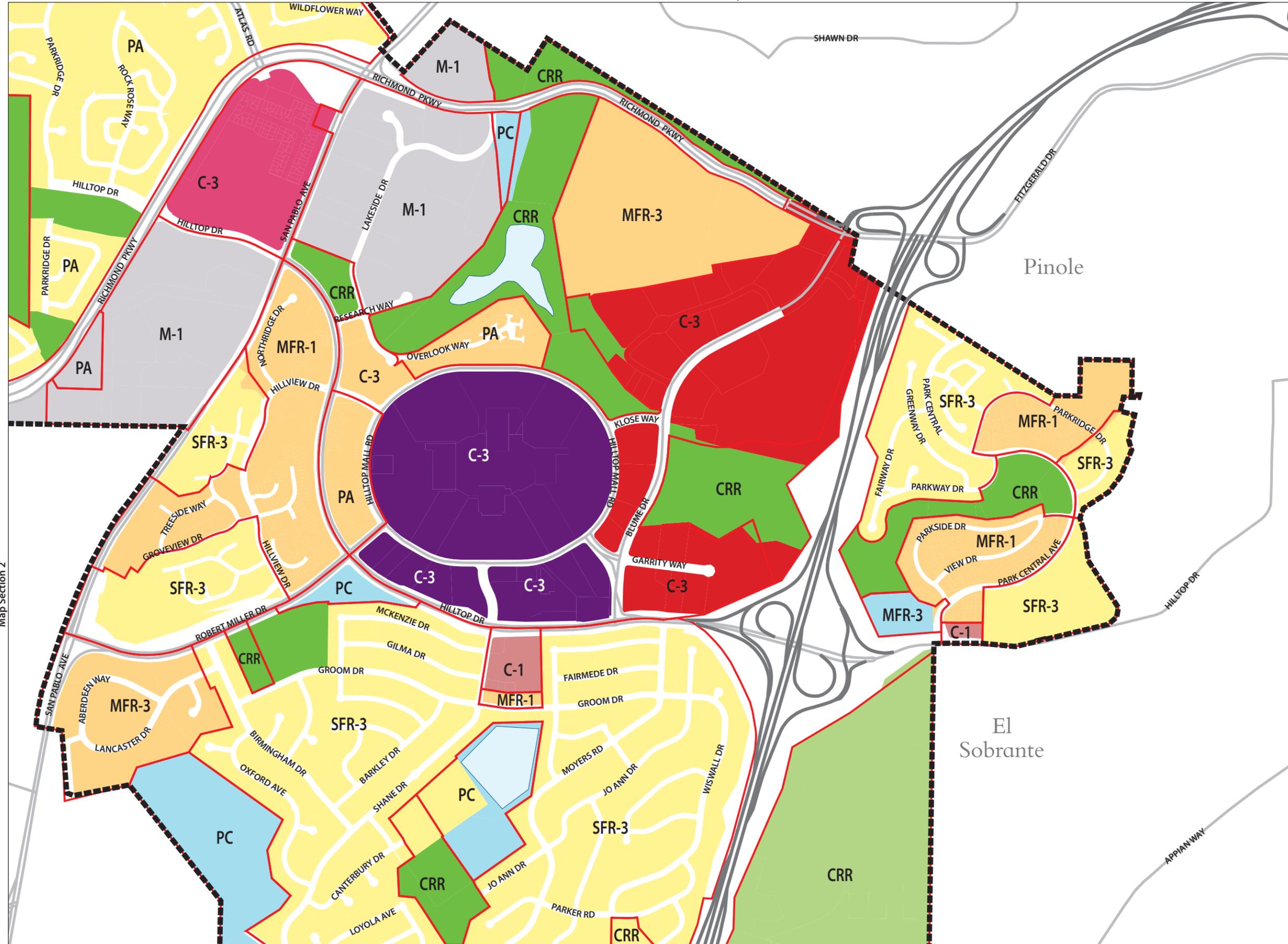
Planned Area and Overlay Districts

- PA Planned Area District

- Creek Protection Overlay
- Shoreline
- Rail Road
- City Limits

Source: City of Richmond, 2016; Contra Costa County GIS, 2016; Metropolitan Transportation Commission (MTC), 2016; Dyett & Bhatia, 2016





Sectional Map 3

General Plan Land Use Designations

- Hillside Residential
- Low Density Residential
- Medium Density Residential
- Medium Density Mixed-Use (Residential Emphasis)
- Neighborhood Mixed-Use
- Medium Intensity Mixed-Use (Commercial Emphasis)
- Medium Intensity Mixed-Use (Gateway and/or Community Node)
- High Intensity Mixed-Use (Major Activity Center)
- Regional Commercial Mixed-Use
- Marine and Waterfront Commercial
- Business/Light Industrial
- Live/Work
- Industrial
- Public, Cultural, and Institutional
- Port Priority Area
- Parks and Recreation
- Open Space
- Agriculture

Existing Zoning

Residential Zoning Districts

- SFR-1 Single-Family Rural Residential
- SFR-2 Single-Family Very Low Density Residential
- SFR-3 Single-Family Low Density Residential
- MFR-1 Multifamily Residential
- MFR-2 Multifamily Residential
- MFR-3 Multifamily Residential

Commercial Zoning Districts

- C-1 Neighborhood Commercial
- C-2 General Commercial
- C-3 Regional Commercial
- C-B Central Business
- C-C Coastline Commercial

Industrial Zoning Districts

- M-1 Industrial/Office
- M-2 Light Industrial
- M-3 Heavy Industrial
- M-4 Marine Industrial

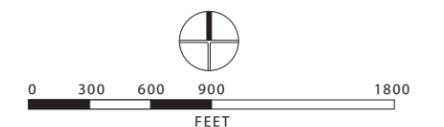
Open Space and Recreational Districts

- EA Exclusive Agricultural
- CRR Community and Regional Recreational
- PC Public and Civic Uses

City Limits

Railroad

Source: City of Richmond

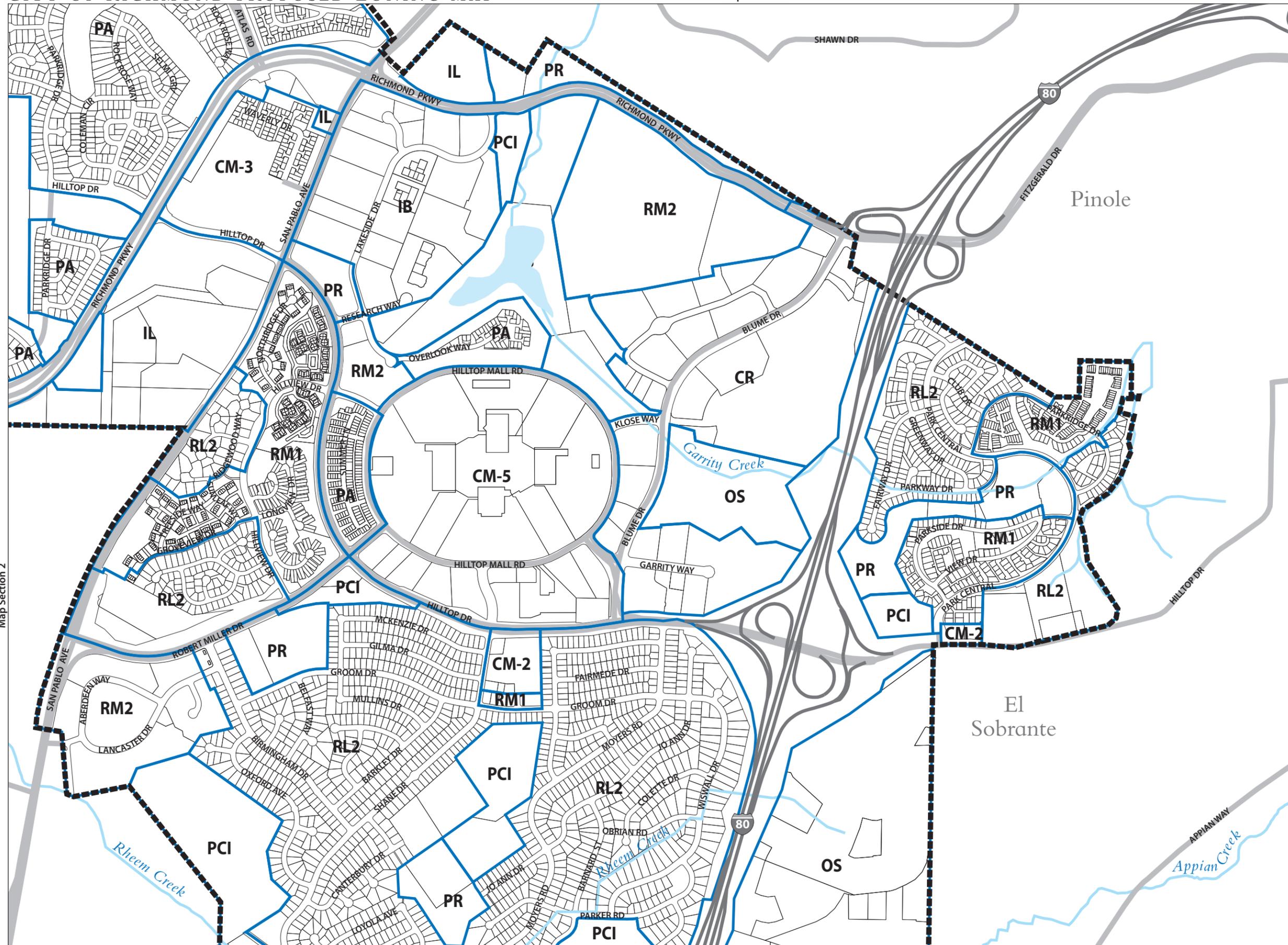


Map Section 2

Map Section 6

Map Section 7

Map Section 8



Proposed Zoning Residential Districts

- RH Single-Family Hillside Residential
- RL1 Single-Family Very Low Density Residential
- RL2 Single-Family Low Density Residential
- RM1 Multifamily Residential
- RM2 Multifamily High Density Residential

Mixed-Use Districts

- CM-1 Commercial Mixed-Use, Residential
- CM-2 Commercial Mixed-Use, Neighborhood
- CM-3 Commercial Mixed-Use, Commercial Emphasis
- CM-4 Commercial Mixed-Use, Gateway/Node
- CM-5 Commercial Mixed-Use, Activity Center
- LW Live-Work

Commercial Districts

- CG Commercial, General
- CR Commercial, Regional
- CC Commercial, Coastline

Industrial Districts

- IB Industrial, Business
- ILL Industrial, Limited Light
- IL Industrial, Light
- IG Industrial, General
- IW Industrial, Water-Related

Public and Semi-Public Districts

- PCI Public, Cultural, and Institutional
- PR Parks and Recreation
- OS Open Space
- AG Agricultural

Planned Area and Overlay Districts

- PA Planned Area District
- Creek Protection Overlay

City Limits

Source: City of Richmond, 2016; Contra Costa County GIS, 2016; Metropolitan Transportation Commission (MTC), 2016; Dyett & Bhatia, 2016

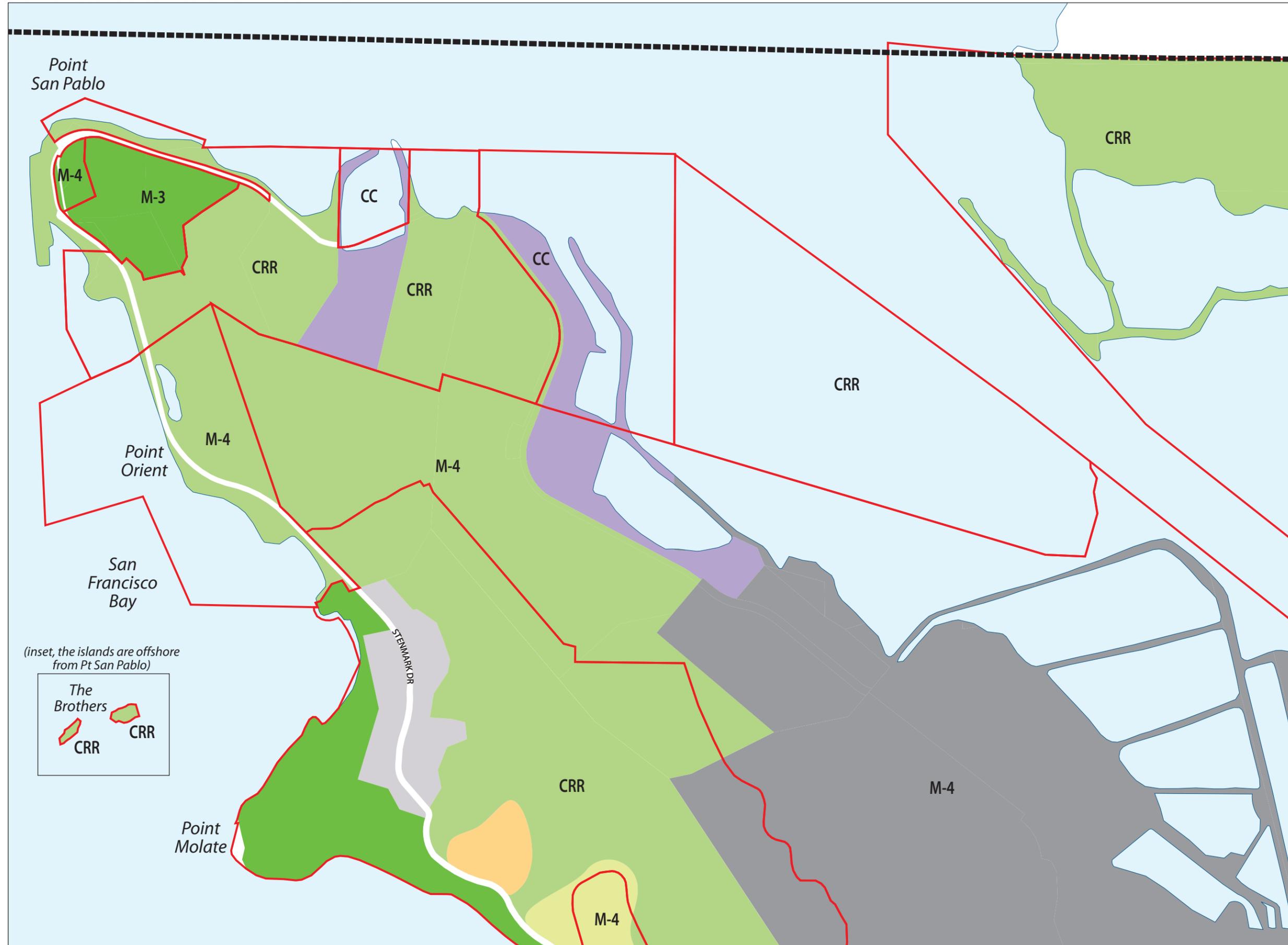


Map Section 2

Map Section 6

Map Section 7

Map Section 8



Sectional Map 4

General Plan Land Use Designations

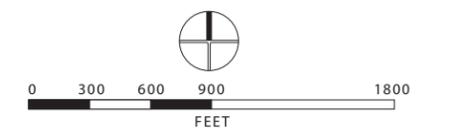
- Hillside Residential
- Low Density Residential
- Medium Density Residential
- Medium Density Mixed-Use (Residential Emphasis)
- Neighborhood Mixed-Use
- Medium Intensity Mixed-Use (Commercial Emphasis)
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- High Intensity Mixed-Use (Major Activity Center)
- Regional Commercial Mixed-Use
- Marine and Waterfront Commercial
- Business/Light Industrial
- Live/Work
- Industrial
- Public, Cultural, and Institutional
- Port Priority Area
- Parks and Recreation
- Open Space
- Agriculture

Existing Zoning

- Residential Zoning Districts**
- SFR-1 Single-Family Rural Residential
 - SFR-2 Single-Family Very Low Density Residential
 - SFR-3 Single-Family Low Density Residential
 - MFR-1 Multifamily Residential
 - MFR-2 Multifamily Residential
 - MFR-3 Multifamily Residential
- Commercial Zoning Districts**
- C-1 Neighborhood Commercial
 - C-2 General Commercial
 - C-3 Regional Commercial
 - C-B Central Business
 - C-C Coastline Commercial
- Industrial Zoning Districts**
- M-1 Industrial/Office
 - M-2 Light Industrial
 - M-3 Heavy Industrial
 - M-4 Marine Industrial
- Open Space and Recreational Districts**
- EA Exclusive Agricultural
 - CRR Community and Regional Recreational
 - PC Public and Civic Uses

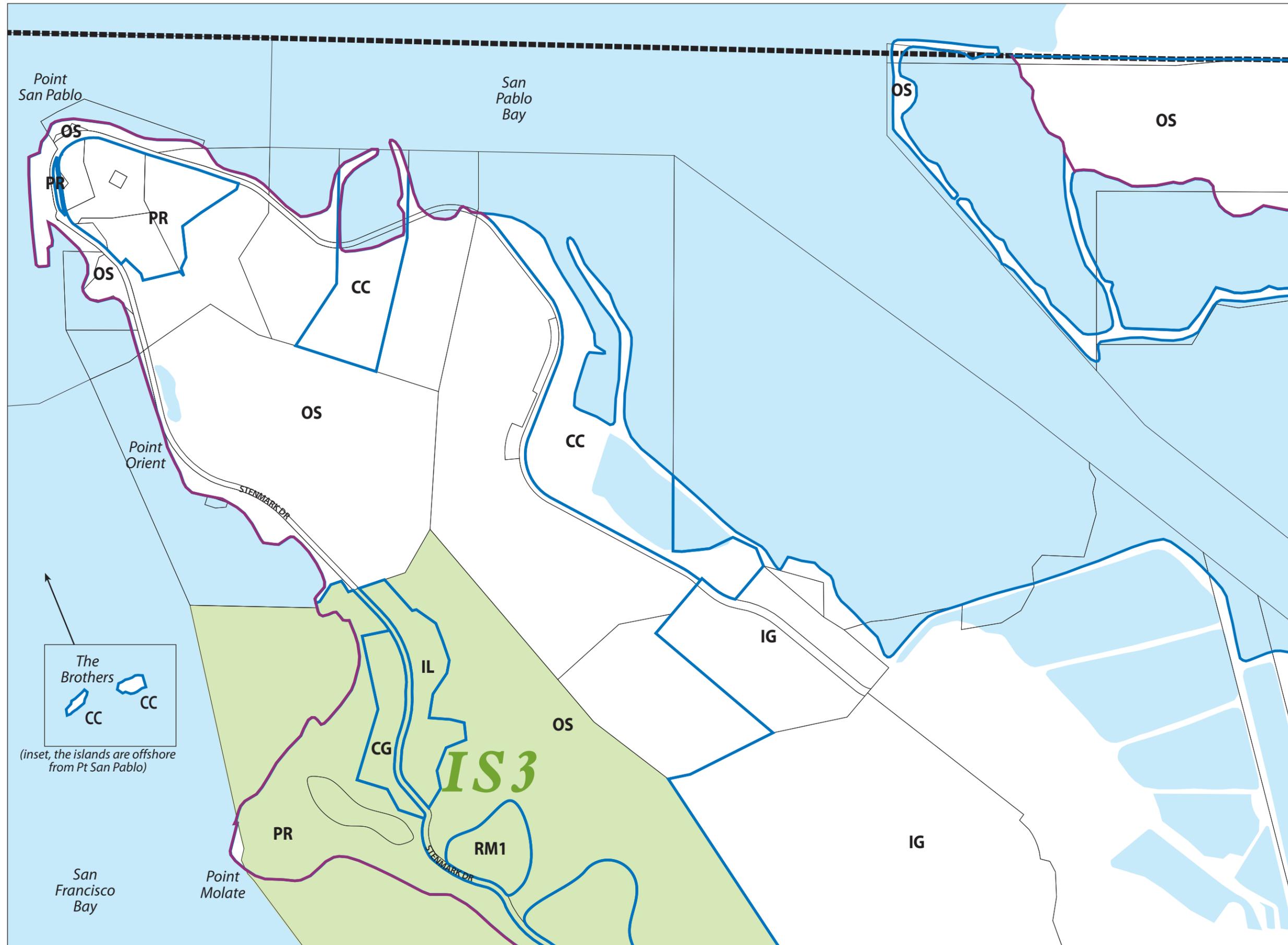
City Limits

Source: City of Richmond



Map Section 5

Map Section 10



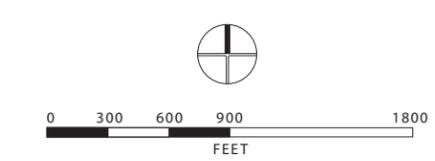
Sectional Map 4

Proposed Zoning

- Residential Districts**
- RH Single-Family Hillside Residential
 - RL1 Single-Family Very Low Density Residential
 - RL2 Single-Family Low Density Residential
 - RM1 Multifamily Residential**
 - RM2 Multifamily High Density Residential
- Mixed-Use Districts**
- CM-1 Commercial Mixed-Use, Residential
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 - CM-4 Commercial Mixed-Use, Gateway/Node
 - CM-5 Commercial Mixed-Use, Activity Center
 - LW Live-Work
- Commercial Districts**
- CG Commercial, General**
 - CR Commercial, Regional
 - CC Commercial, Coastline**
- Industrial Districts**
- IB Industrial, Business
 - ILL Industrial, Limited Light
 - IL Industrial, Light**
 - IG Industrial, General**
 - IW Industrial, Water-Related
- Public and Semi-Public Districts**
- PCI Public, Cultural, and Institutional
 - PR Parks and Recreation**
 - OS Open Space**
 - AG Agricultural
- Planned Area and Overlay Districts**
- PA Planned Area District
 - IS3 Interim Study Overlay**

- Shoreline
- City Limits

Source: City of Richmond, 2016; Contra Costa County GIS, 2016; Metropolitan Transportation Commission (MTC), 2016; Dyett & Bhatia, 2016

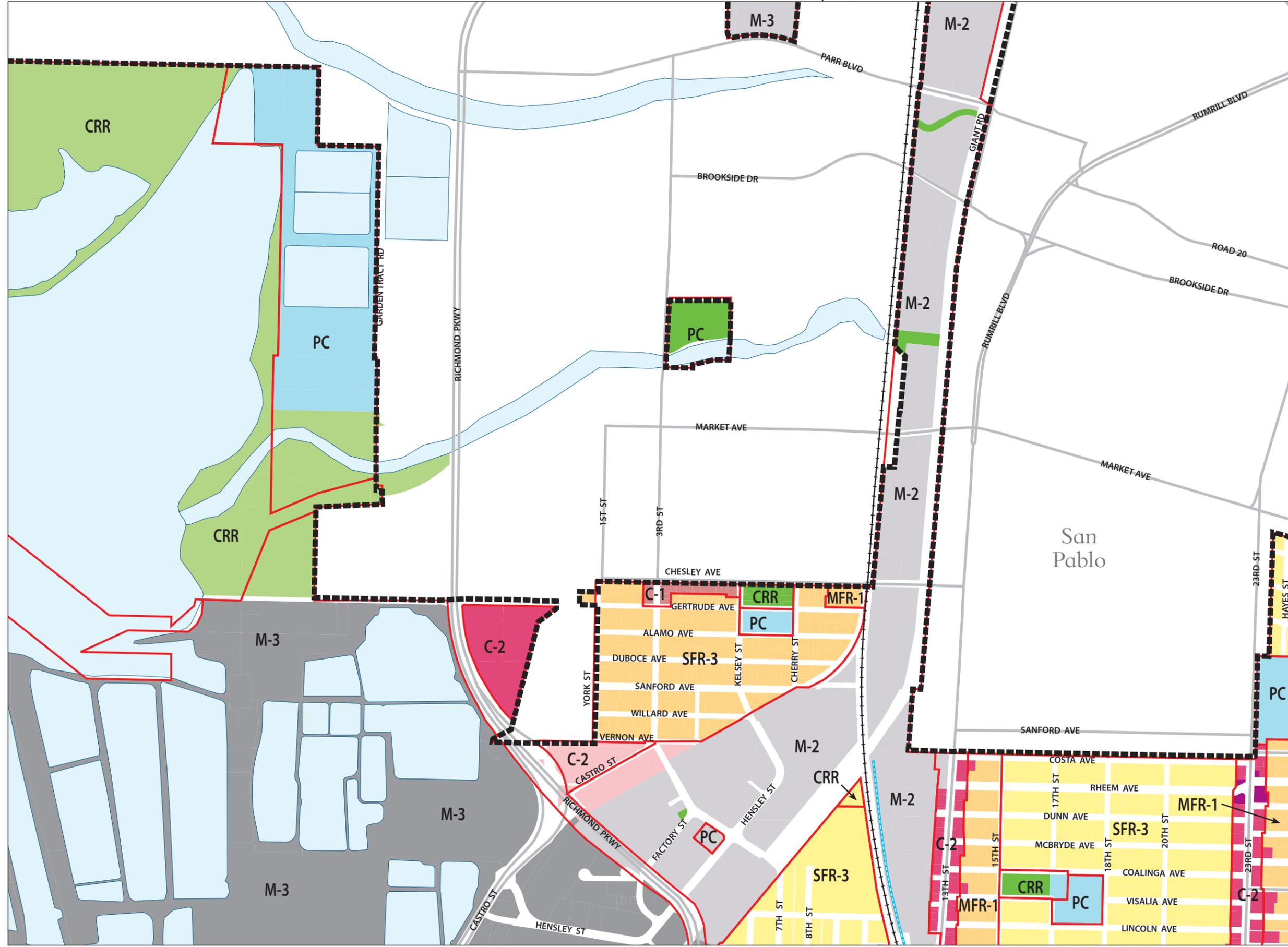


Map Section 5

Map Section 10

The Brothers
CC CC
(inset, the islands are offshore from Pt San Pablo)

GENERAL PLAN AND EXISTING ZONING



Sectional Map 5

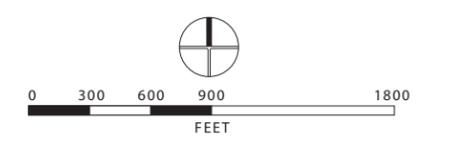
General Plan Land Use Designations

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Existing Zoning

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 - C-B Central Business
 - C-C Coastline Commercial
- Industrial Zoning Districts**
- M-1 Industrial/Office
 - M-2 Light Industrial
 - M-3 Heavy Industrial
 - M-4 Marine Industrial
- Open Space and Recreational Districts**
- EA Exclusive Agricultural
 - CRR Community and Regional Recreational
 - PC Public and Civic Uses

- City Limits
 - BART
 - Railroad
- Source: City of Richmond



Map Section 10

Map Section 11

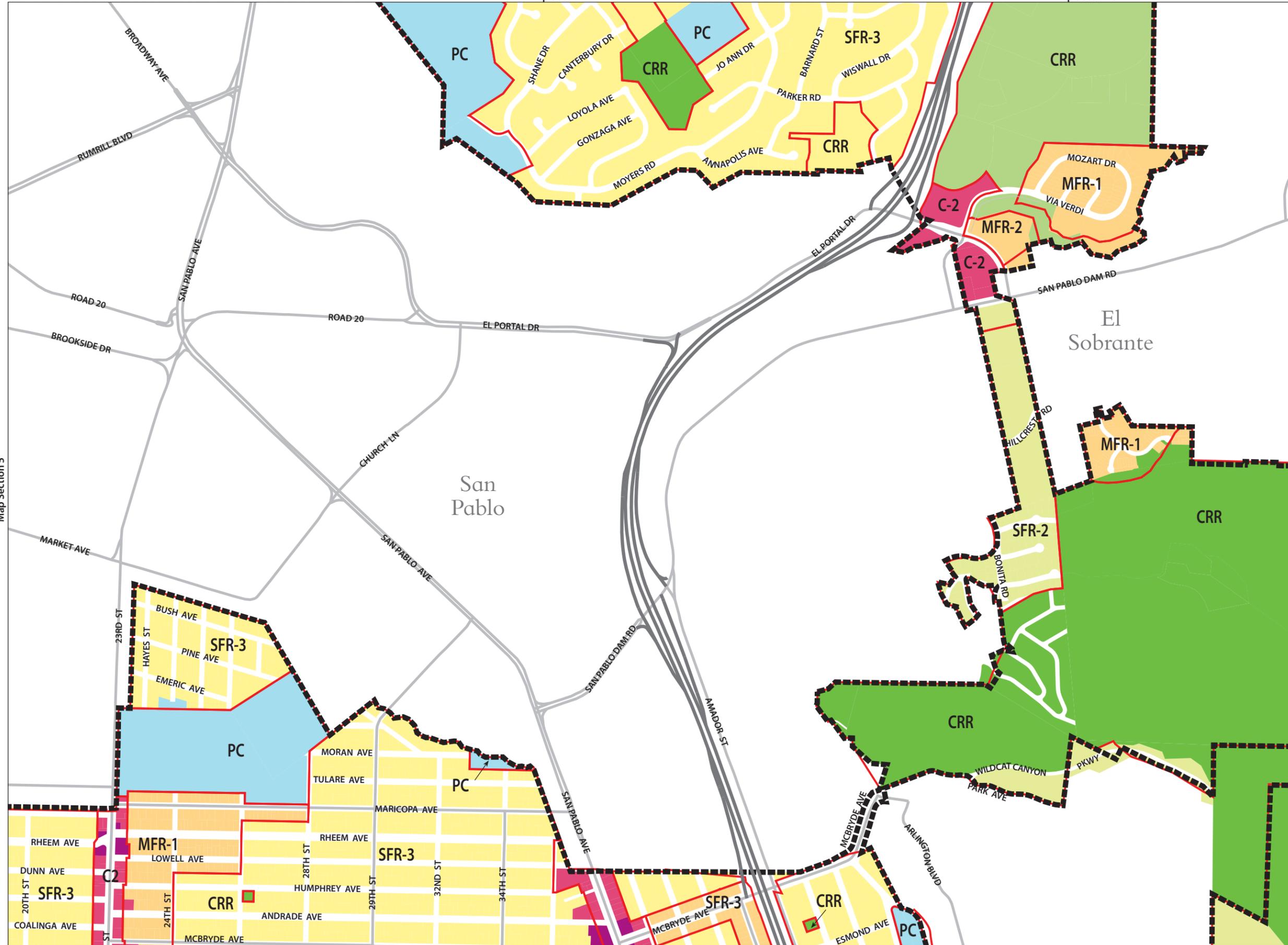
Map Section 2

Map Section 6

GENERAL PLAN AND EXISTING ZONING

Map Section 2

Map Section 3



Sectional Map 6

General Plan Land Use Designations

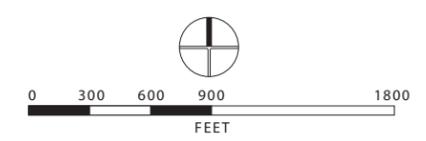
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Existing Zoning

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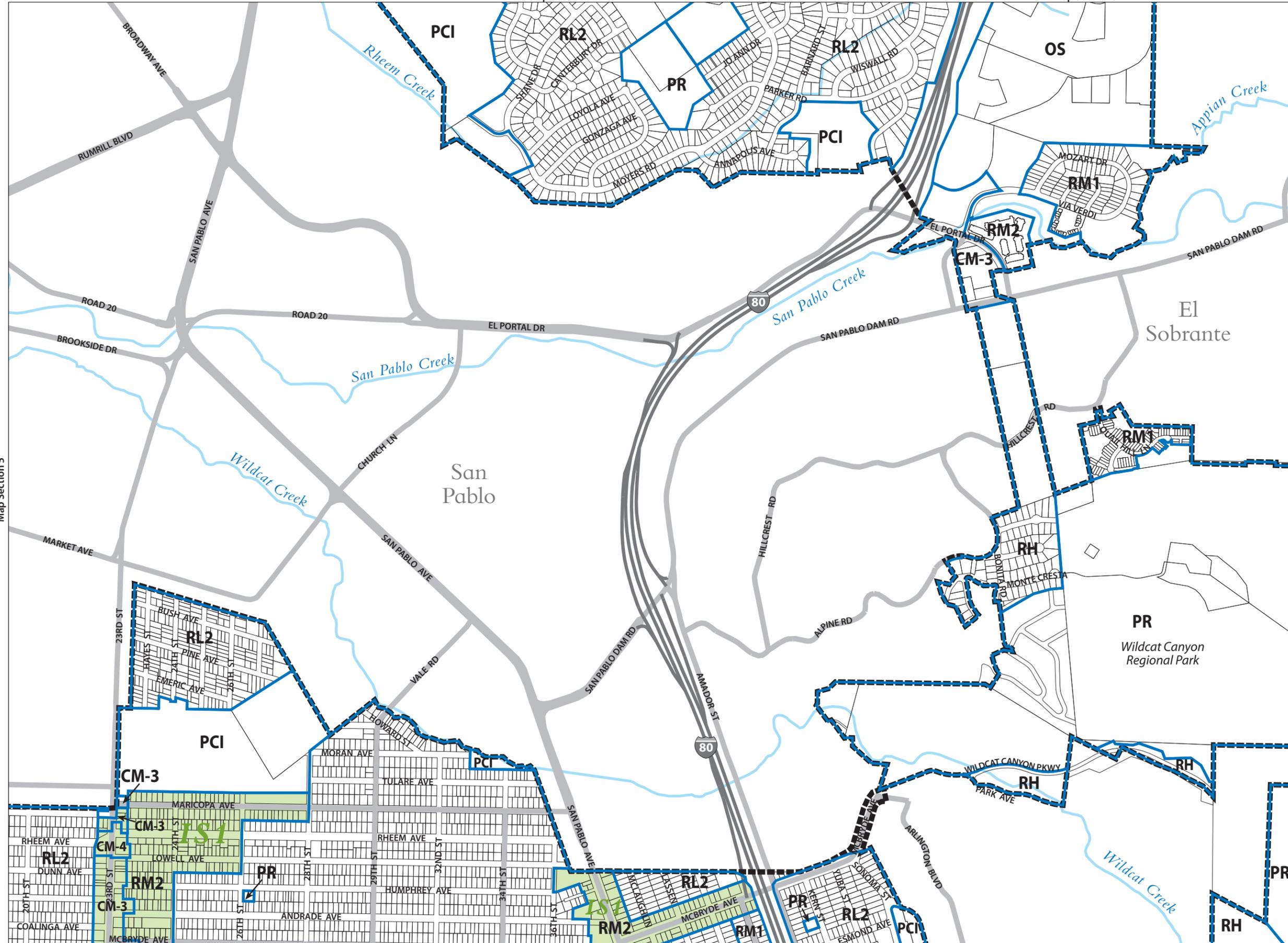
City Limits

Source: City of Richmond



Map Section 11

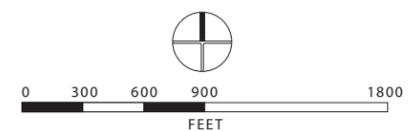
Map Section 12



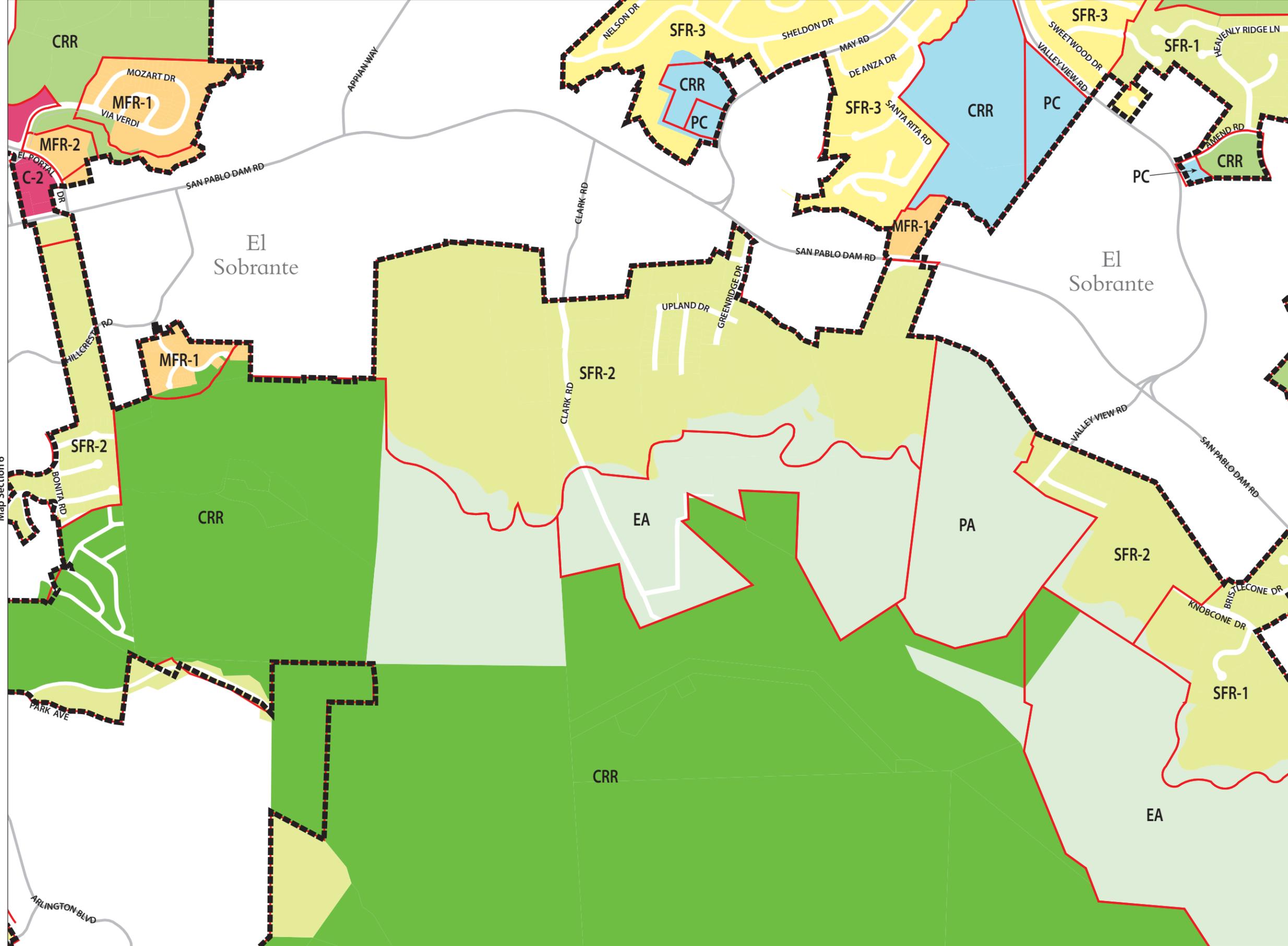
Sectional Map 6

- Proposed Zoning Residential Districts**
- RH Single-Family Hillside Residential
 - RL1 Single-Family Very Low Density Residential
 - RL2 Single-Family Low Density Residential
 - RM1 Multifamily Residential
 - RM2 Multifamily High Density Residential
- Mixed-Use Districts**
- CM-1 Commercial Mixed-Use, Residential
 - CM-2 Commercial Mixed-Use, Neighborhood
 - CM-3 Commercial Mixed-Use, Commercial Emphasis
 - CM-4 Commercial Mixed-Use, Gateway/Node
 - CM-5 Commercial Mixed-Use, Activity Center
- Commercial Districts**
- CG Commercial, General
 - CR Commercial, Regional
 - CC Commercial, Coastline
- Industrial Districts**
- IB Industrial, Business
 - ILL Industrial, Limited Light
 - IL Industrial, Light
 - IG Industrial, General
 - IW Industrial, Water-Related
- Public and Semi-Public Districts**
- PCI Public, Cultural, and Institutional
 - PR Parks and Recreation
 - OS Open Space
 - AG Agricultural
- Planned Area and Overlay Districts**
- PA Planned Area District
 - ISI Interim Study Overlay
 - Creek Protection Overlay
- ■ ■ City Limits

Source: City of Richmond, 2016; Contra Costa County GIS, 2016; Metropolitan Transportation Commission (MTC), 2016; Dyett & Bhatia, 2016



GENERAL PLAN AND EXISTING ZONING



Sectional Map 7

General Plan Land Use Designations

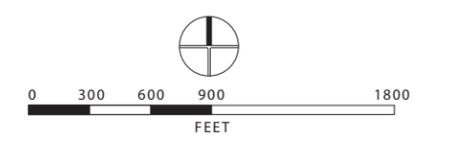
- Hillside Residential
- Low Density Residential
- Medium Density Residential
- Medium Density Mixed-Use (Residential Emphasis)
- Neighborhood Mixed-Use
- Medium Intensity Mixed-Use (Commercial Emphasis)
- Medium Intensity Mixed-Use (Gateway and/or Community Node)
- High Intensity Mixed-Use (Major Activity Center)
- Regional Commercial Mixed-Use
- Marine and Waterfront Commercial
- Business/Light Industrial
- Live/Work
- Industrial
- Public, Cultural, and Institutional
- Port Priority Area
- Parks and Recreation
- Open Space
- Agriculture

Existing Zoning

- Residential Zoning Districts**
- SFR-1 Single-Family Rural Residential
 - SFR-2 Single-Family Very Low Density Residential
 - SFR-3 Single-Family Low Density Residential
 - MFR-1 Multifamily Residential
 - MFR-2 Multifamily Residential
 - MFR-3 Multifamily Residential
- Commercial Zoning Districts**
- C-1 Neighborhood Commercial
 - C-2 General Commercial
 - C-3 Regional Commercial
 - C-B Central Business
 - C-C Coastline Commercial
- Industrial Zoning Districts**
- M-1 Industrial/Office
 - M-2 Light Industrial
 - M-3 Heavy Industrial
 - M-4 Marine Industrial
- Open Space and Recreational Districts**
- EA Exclusive Agricultural
 - CRR Community and Regional Recreational
 - PC Public and Civic Uses

■■■■ City Limits

Source: City of Richmond



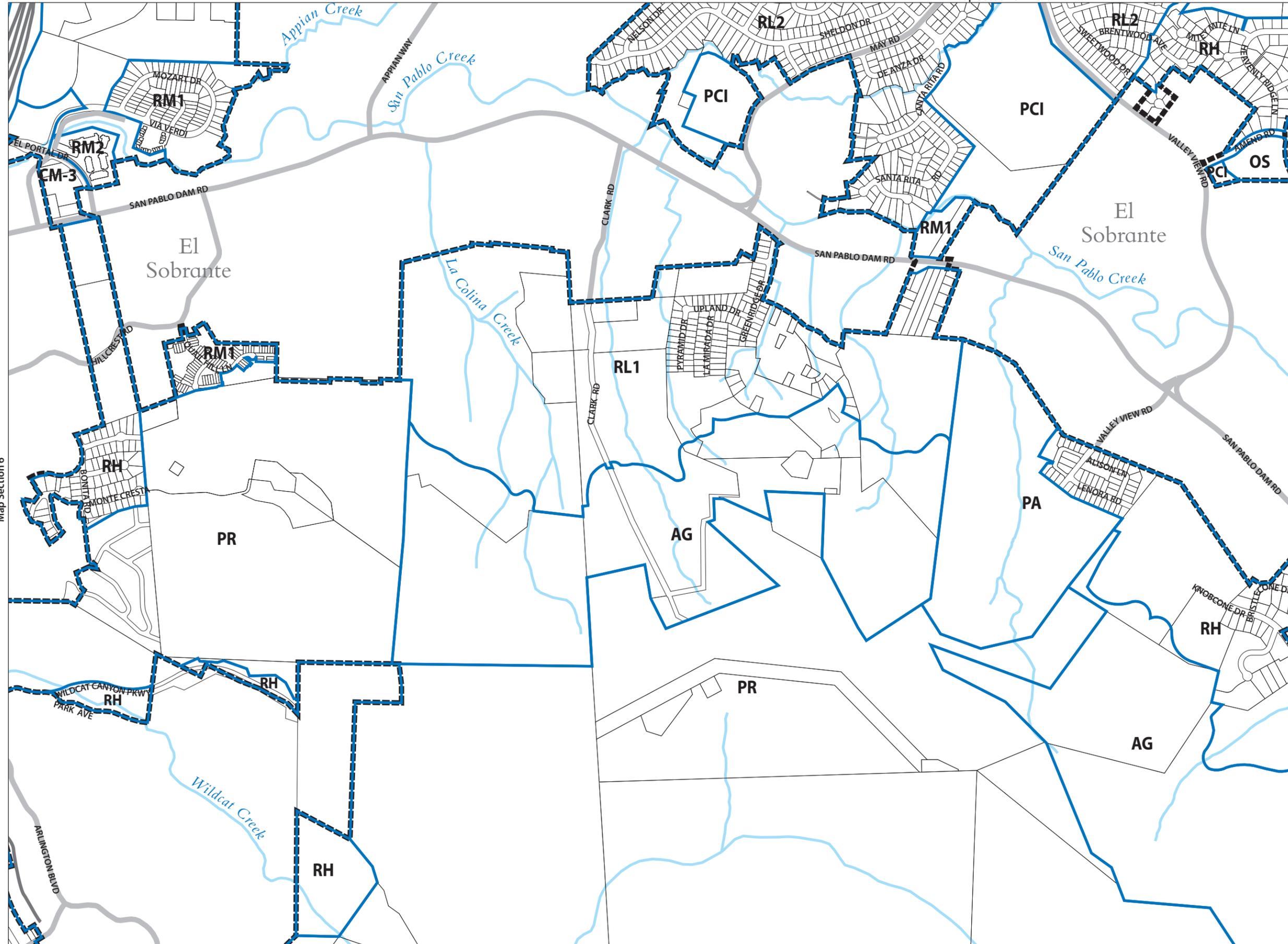
Map Section 6

Map Section 8

Map Section 9

Map Section 12

Map Section 13



Proposed Zoning Residential Districts

- RH Single-Family Hillside Residential
- RL1 Single-Family Very Low Density Residential
- RL2 Single-Family Low Density Residential
- RM1 Multifamily Residential
- RM2 Multifamily High Density Residential

Mixed-Use Districts

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- CM-2 Commercial Mixed-Use, Neighborhood
- CM-3 Commercial Mixed-Use, Commercial Emphasis
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- CM-5 Commercial Mixed-Use, Activity Center
- LW Live-Work

Commercial Districts

- CG Commercial, General
- CR Commercial, Regional
- CC Commercial, Coastline

Industrial Districts

- IB Industrial, Business
- ILL Industrial, Limited Light
- IL Industrial, Light
- IG Industrial, General
- IW Industrial, Water-Related

Public and Semi-Public Districts

- PCI Public, Cultural, and Institutional
- PR Parks and Recreation
- OS Open Space
- AG Agricultural

Planned Area and Overlay Districts

- PA Planned Area District
- Creek Protection Overlay

■ City Limits

Source: City of Richmond, 2016; Contra Costa County GIS, 2016; Metropolitan Transportation Commission (MTC), 2016; Dyett & Bhatia, 2016



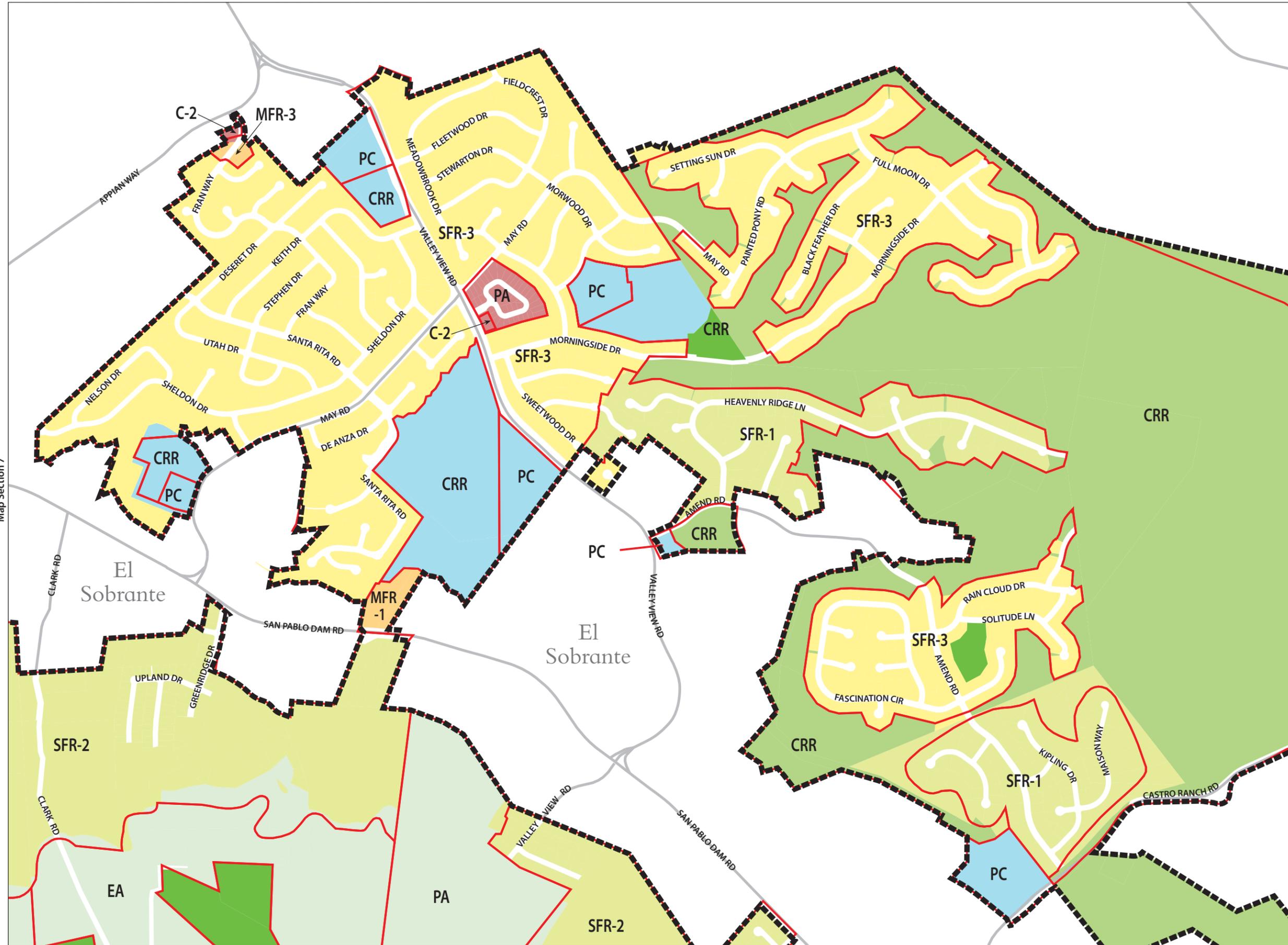
Map Section 6

Map Section 9

Map Section 12

Map Section 13

GENERAL PLAN AND EXISTING ZONING



Sectional Map 8

General Plan Land Use Designations

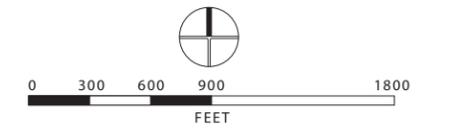
- Hillside Residential
- Low Density Residential
- Medium Density Residential
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- Neighborhood Mixed-Use
- Medium Intensity Mixed-Use (Commercial Emphasis)
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- Regional Commercial Mixed-Use
- Marine and Waterfront Commercial
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- Live/Work
- Industrial
- Public, Cultural, and Institutional
- Port Priority Area
- Parks and Recreation
- Open Space
- Agriculture

Existing Zoning

- Residential Zoning Districts**
- SFR-1 Single-Family Rural Residential
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 - SFR-3 Single-Family Low Density Residential
 - MFR-1 Multifamily Residential
 - MFR-2 Multifamily Residential
 - MFR-3 Multifamily Residential
- Commercial Zoning Districts**
- C-1 Neighborhood Commercial
 - C-2 General Commercial
 - C-3 Regional Commercial
 - C-B Central Business
 - C-C Coastline Commercial
- Industrial Zoning Districts**
- M-1 Industrial/Office
 - M-2 Light Industrial
 - M-3 Heavy Industrial
 - M-4 Marine Industrial
- Open Space and Recreational Districts**
- EA Exclusive Agricultural
 - CRR Community and Regional Recreational
 - PC Public and Civic Uses

City Limits

Source: City of Richmond



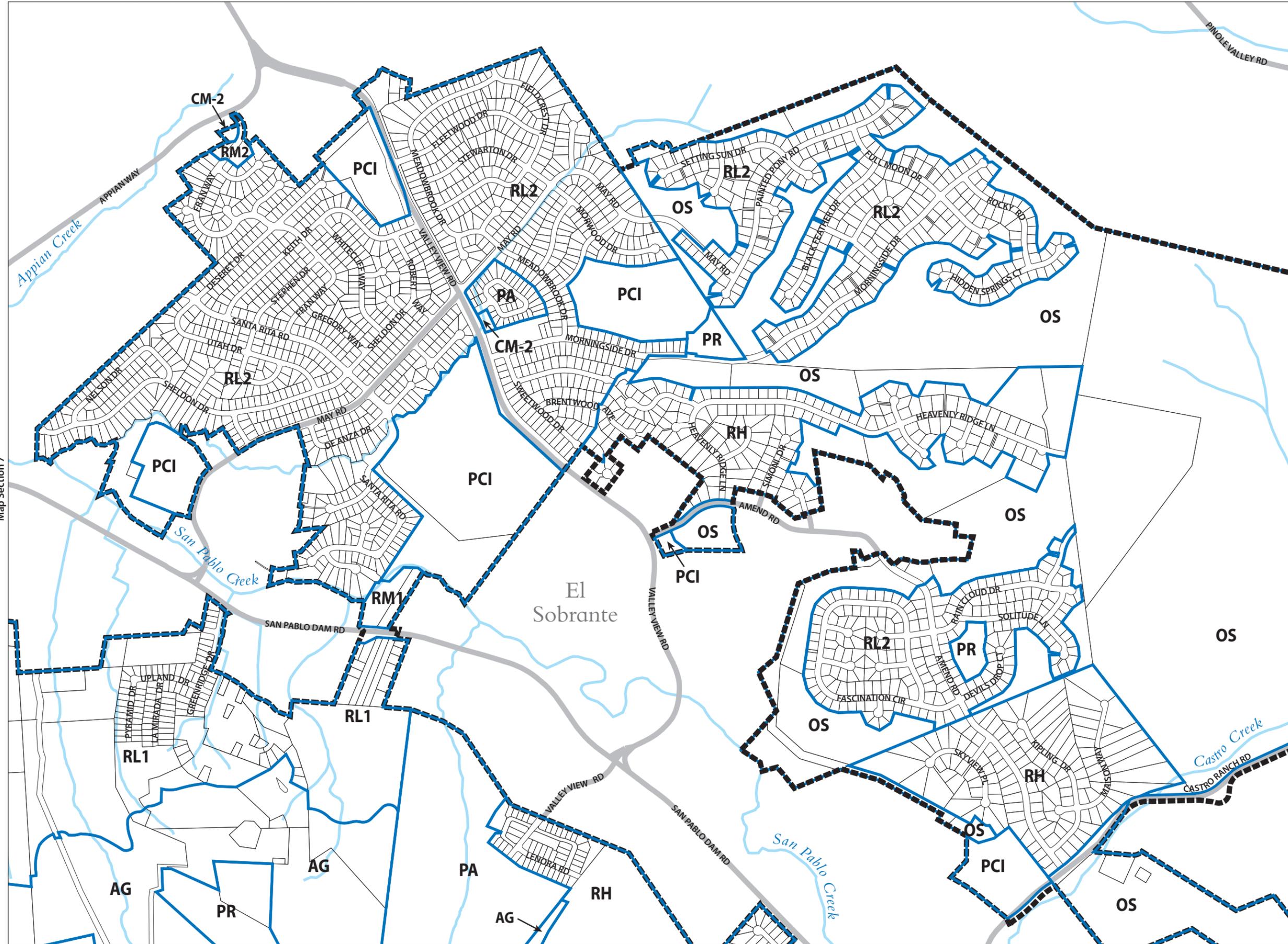
Map Section 12

Map Section 13

Map Section 7

Map Section 9

CITY OF RICHMOND PROPOSED ZONING MAP

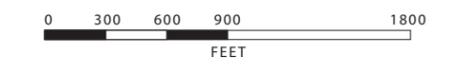


Sectional Map 8

- Proposed Zoning**
- Residential Districts**
- RH Single-Family Hillside Residential
 - RL1 Single-Family Very Low Density Residential
 - RL2 Single-Family Low Density Residential
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 - RM2 Multifamily High Density Residential
- Mixed-Use Districts**
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 - CM-3 Commercial Mixed-Use, Commercial Emphasis
 - CM-4 Commercial Mixed-Use, Gateway/Node
 - CM-5 Commercial Mixed-Use, Activity Center
 - LW Live-Work
- Commercial Districts**
- CG Commercial, General
 - CR Commercial, Regional
 - CC Commercial, Coastline
- Industrial Districts**
- IB Industrial, Business
 - ILL Industrial, Limited Light
 - IL Industrial, Light
 - IG Industrial, General
 - IW Industrial, Water-Related
- Public and Semi-Public Districts**
- PCI Public, Cultural, and Institutional
 - PR Parks and Recreation
 - OS Open Space
 - AG Agricultural
- Planned Area and Overlay Districts**
- PA Planned Area District
 - Creek Protection Overlay

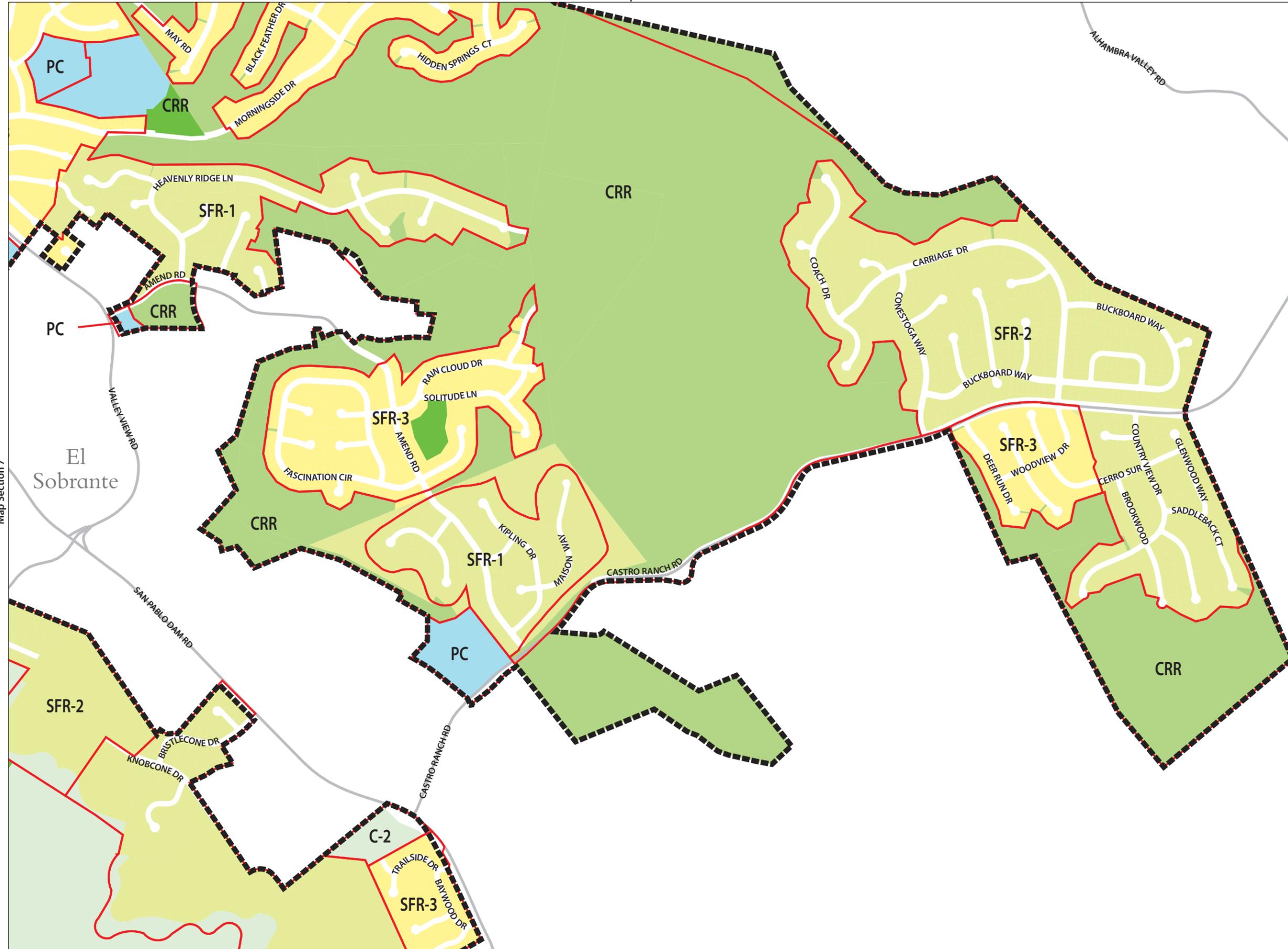
City Limits

Source: City of Richmond, 2016; Contra Costa County GIS, 2016; Metropolitan Transportation Commission (MTC), 2016; Dyett & Bhatia, 2016



Map Section 12

Map Section 13



Sectional Map 9

General Plan Land Use Designations

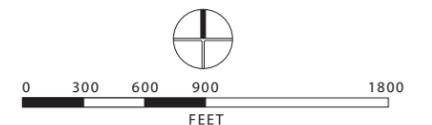
- Hillside Residential
- Low Density Residential
- Medium Density Residential
- Medium Density Mixed-Use (Residential Emphasis)
- Neighborhood Mixed-Use
- Medium Intensity Mixed-Use (Commercial Emphasis)
- Medium Intensity Mixed-Use (Gateway and/or Community Node)
- High Intensity Mixed-Use (Major Activity Center)
- Regional Commercial Mixed-Use
- Marine and Waterfront Commercial
- Business/Light Industrial
- Live/Work
- Industrial
- Public, Cultural, and Institutional
- Port Priority Area
- Parks and Recreation
- Open Space
- Agriculture

Existing Zoning

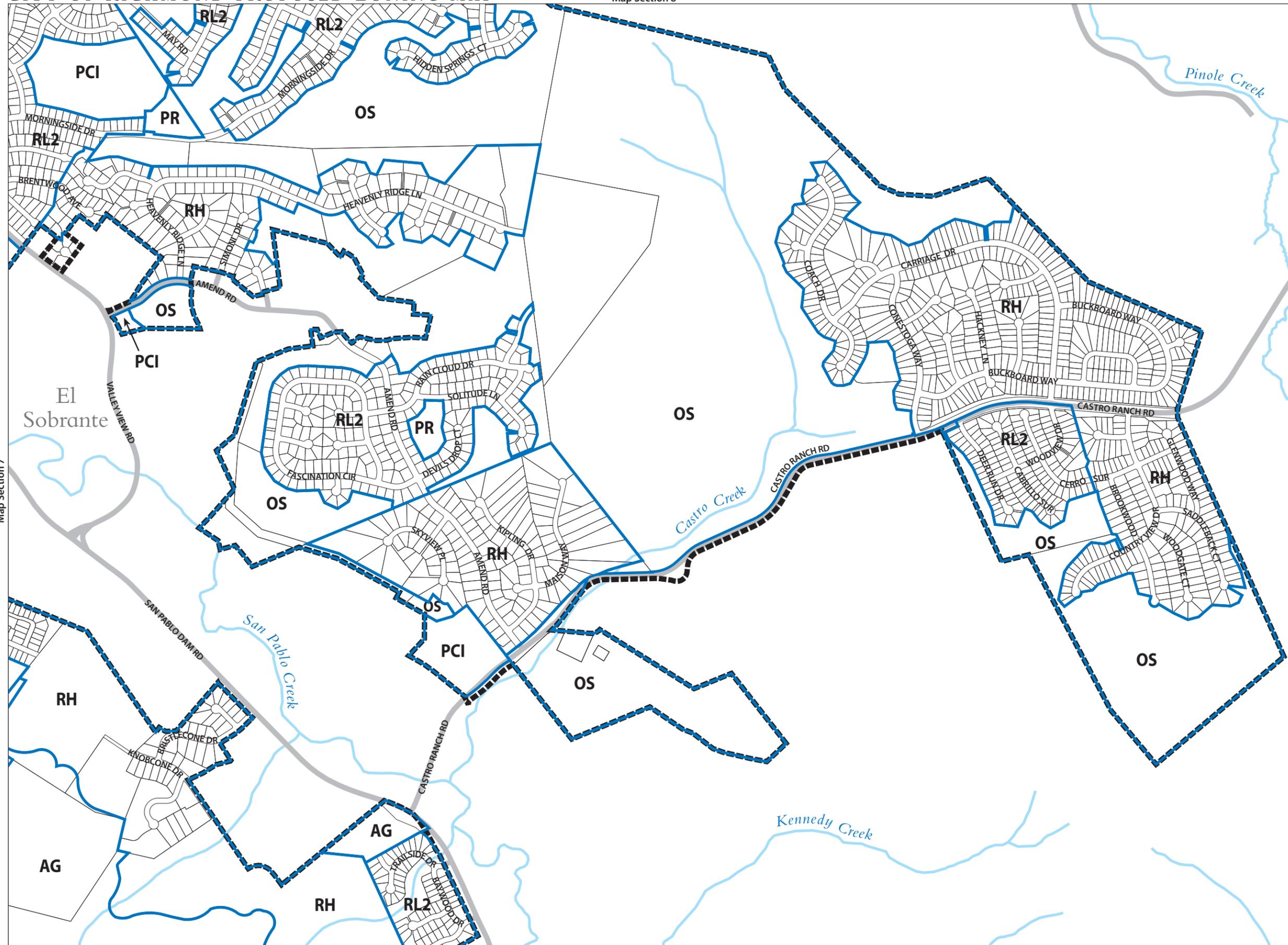
- Residential Zoning Districts**
- SFR-1 Single-Family Rural Residential
 - SFR-2 Single-Family Very Low Density Residential
 - SFR-3 Single-Family Low Density Residential
 - MFR-1 Multifamily Residential
 - MFR-2 Multifamily Residential
 - MFR-3 Multifamily Residential
- Commercial Zoning Districts**
- C-1 Neighborhood Commercial
 - C-2 General Commercial
 - C-3 Regional Commercial
 - C-B Central Business
 - C-C Coastline Commercial
- Industrial Zoning Districts**
- M-1 Industrial/Office
 - M-2 Light Industrial
 - M-3 Heavy Industrial
 - M-4 Marine Industrial
- Open Space and Recreational Districts**
- EA Exclusive Agricultural
 - CRR Community and Regional Recreational
 - PC Public and Civic Uses

■■■■ City Limits

Source: City of Richmond



El Sobrante



Map Section 7

Map Section 13

Sectional Map 9

Proposed Zoning

Residential Districts

- RH Single-Family Hillside Residential
- RL1 Single-Family Very Low Density Residential
- RL2 Single-Family Low Density Residential
- RM1 Multifamily Residential
- RM2 Multifamily High Density Residential

Mixed-Use Districts

- CM-1 Commercial Mixed-Use, Residential
- CM-2 Commercial Mixed-Use, Neighborhood
- CM-3 Commercial Mixed-Use, Commercial Emphasis
- CM-4 Commercial Mixed-Use, Gateway/Node
- CM-5 Commercial Mixed-Use, Activity Center
- LW Live-Work

Commercial Districts

- CG Commercial, General
- CR Commercial, Regional
- CC Commercial, Coastline

Industrial Districts

- IB Industrial, Business
- ILL Industrial, Limited Light
- IL Industrial, Light
- IG Industrial, General
- IW Industrial, Water-Related

Public and Semi-Public Districts

- PCI Public, Cultural, and Institutional
- PR Parks and Recreation
- OS Open Space
- AG Agricultural

Planned Area and Overlay Districts

- PA Planned Area District
- Creek Protection Overlay

City Limits

Source: City of Richmond, 2016; Contra Costa County GIS, 2016; Metropolitan Transportation Commission (MTC), 2016; Dyett & Bhatia, 2016





Sectional Map 10

General Plan Land Use Designations

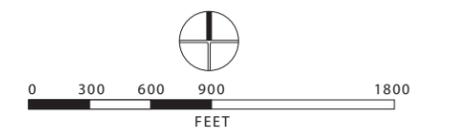
- Hillside Residential
- Low Density Residential
- Medium Density Residential
- Medium Density Mixed-Use (Residential Emphasis)
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- High Intensity Mixed-Use (Major Activity Center)
- Regional Commercial Mixed-Use
- Marine and Waterfront Commercial
- Business/Light Industrial
- Live/Work
- Industrial
- Public, Cultural, and Institutional
- Port Priority Area
- Parks and Recreation
- Open Space
- Agriculture

Existing Zoning

- Residential Zoning Districts**
- SFR-1 Single-Family Rural Residential
 - SFR-2 Single-Family Very Low Density Residential
 - SFR-3 Single-Family Low Density Residential
 - MFR-1 Multifamily Residential
 - MFR-2 Multifamily Residential
 - MFR-3 Multifamily Residential
- Commercial Zoning Districts**
- C-1 Neighborhood Commercial
 - C-2 General Commercial
 - C-3 Regional Commercial
 - C-B Central Business
 - C-C Coastline Commercial
- Industrial Zoning Districts**
- M-1 Industrial/Office
 - M-2 Light Industrial
 - M-3 Heavy Industrial
 - M-4 Marine Industrial
- Open Space and Recreational Districts**
- EA Exclusive Agricultural
 - CRR Community and Regional Recreational
 - PC Public and Civic Uses

City Limits

Source: City of Richmond





Sectional Map 10

Proposed Zoning

Residential Districts

- RH Single-Family Hillside Residential
- RL1 Single-Family Very Low Density Residential
- RL2 Single-Family Low Density Residential
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Mixed-Use Districts

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- CM-4 Commercial Mixed-Use, Gateway/Node
- CM-5 Commercial Mixed-Use, Activity Center

Live-Work

Commercial Districts

- CG Commercial, General
- CR Commercial, Regional
- CC Commercial, Coastline

Industrial Districts

- IB Industrial, Business
- ILL Industrial, Limited Light
- IL Industrial, Light
- IG Industrial, General
- IW Industrial, Water-Related

Public and Semi-Public Districts

- PCI Public, Cultural, and Institutional
- PR Parks and Recreation
- OS Open Space
- AG Agricultural

Planned Area and Overlay Districts

- PA Planned Area District
- SP-1 Tiscornia Specific Plan
- IS3 Interim Study Overlay

- ★ Landmark
- Historic District

- Shoreline
- Rail Road
- City Limits

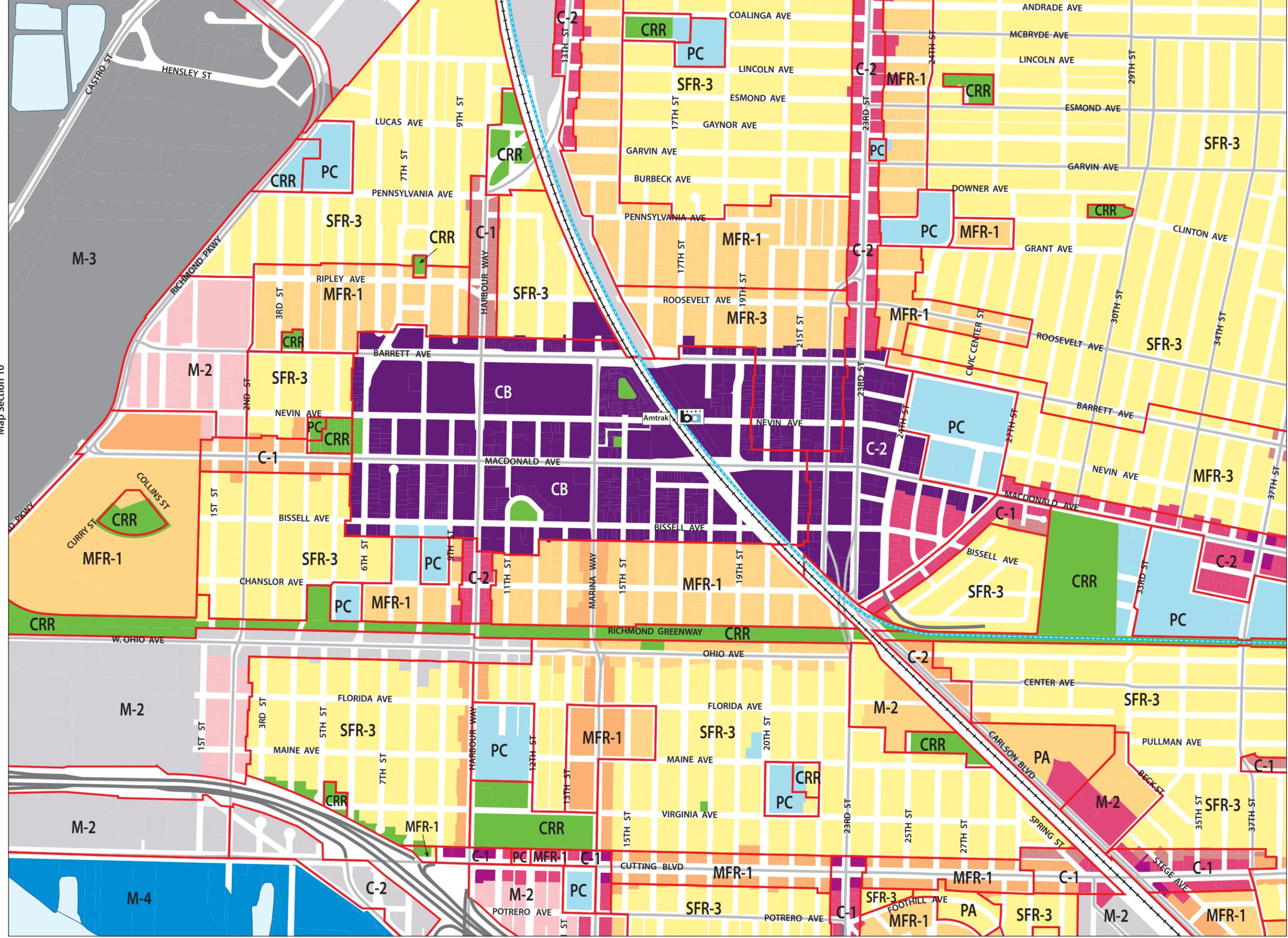
Source: City of Richmond, 2016; Contra Costa County GIS, 2016; Metropolitan Transportation Commission (MTC), 2016; Dyett & Bhatia, 2016



Map Section 11

Map Section 14

GENERAL PLAN AND EXISTING ZONING



Sectional Map 11

General Plan Land Use Designations

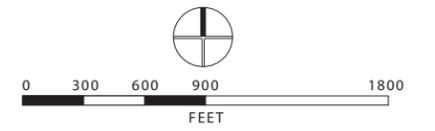
- Hillside Residential
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- Medium Density Residential
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- Neighborhood Mixed-Use
- Medium Intensity Mixed-Use (Commercial Emphasis)
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- High Intensity Mixed-Use (Major Activity Center)
- Regional Commercial Mixed-Use
- Marine and Waterfront Commercial
- Business/Light Industrial
- Live/Work
- Industrial
- Public, Cultural, and Institutional
- Port Priority Area
- Parks and Recreation
- Open Space
- Agriculture

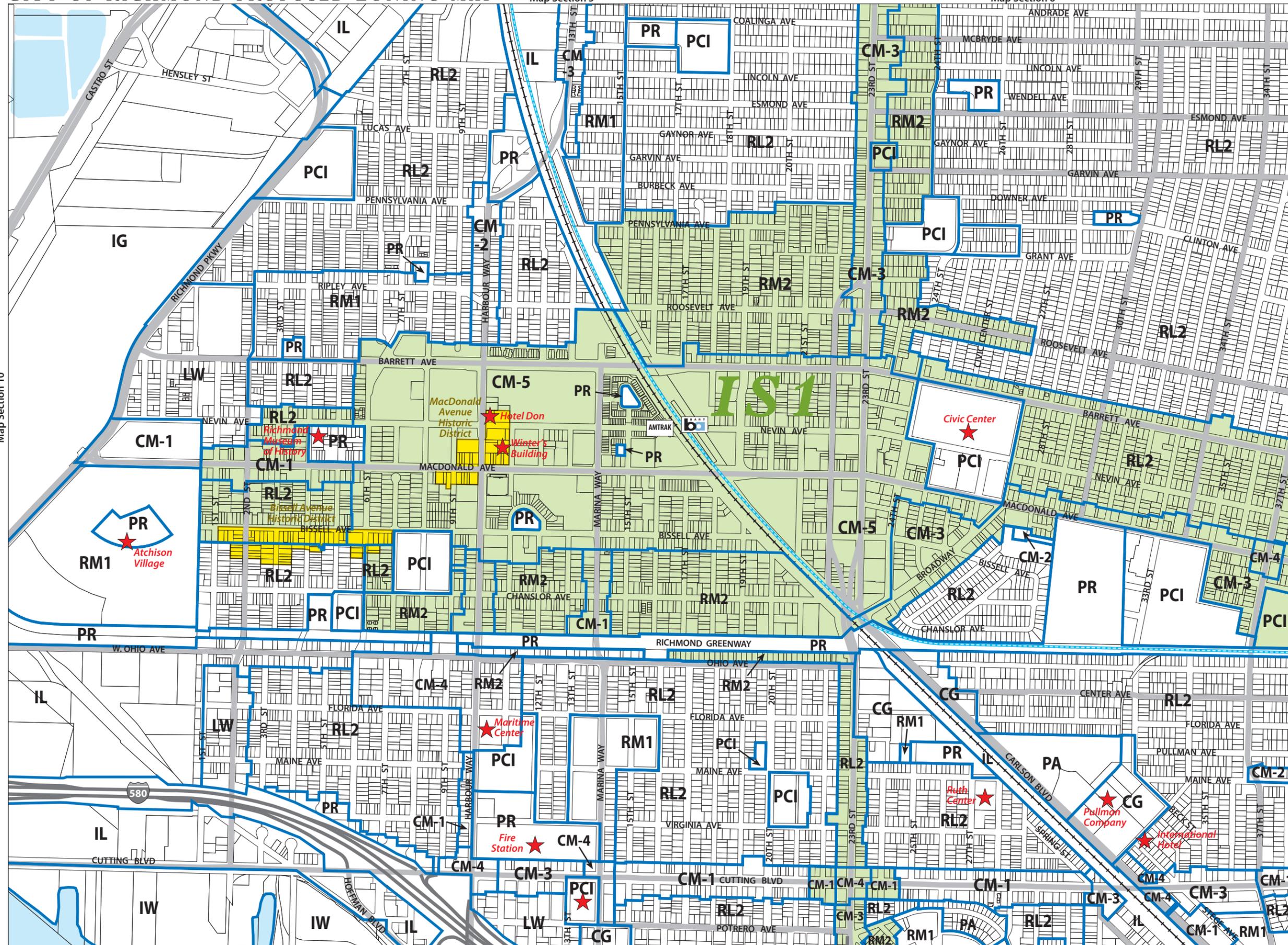
Existing Zoning

- Residential Zoning Districts**
- SFR-1 Single-Family Rural Residential
- SFR-2 Single-Family Very Low Density Residential
- SFR-3 Single-Family Low Density Residential
- MFR-1 Multifamily Residential
- MFR-2 Multifamily Residential
- MFR-3 Multifamily Residential
- Commercial Zoning Districts**
- C-1 Neighborhood Commercial
- C-2 General Commercial
- C-3 Regional Commercial
- C-B Central Business
- C-C Coastline Commercial
- Industrial Zoning Districts**
- M-1 Industrial/Office
- M-2 Light Industrial
- M-3 Heavy Industrial
- M-4 Marine Industrial
- Open Space and Recreational Districts**
- EA Exclusive Agricultural
- CRR Community and Regional Recreational
- PC Public and Civic Uses

■■■■■ City Limits

Source: City of Richmond





Sectional Map 11

Proposed Zoning Residential Districts

- RH Single-Family Hillside Residential
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Mixed-Use Districts

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- CM-3 Commercial Mixed-Use, Commercial Emphasis
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- CM-5 Commercial Mixed-Use, Activity Center
- LW Live-Work

Commercial Districts

- CG Commercial, General
- CR Commercial, Regional
- CC Commercial, Coastline

Industrial Districts

- IB Industrial, Business
- ILL Industrial, Limited Light
- IL Industrial, Light
- IG Industrial, General
- IW Industrial, Water-Related

Public and Semi-Public Districts

- PCI Public, Cultural, and Institutional
- PR Parks and Recreation
- OS Open Space
- AG Agricultural

Planned Area and Overlay Districts

- PA Planned Area District
- IS1 Interim Study Overlay
- Historic District
- Landmark
- BART
- Railroad
- City Limits

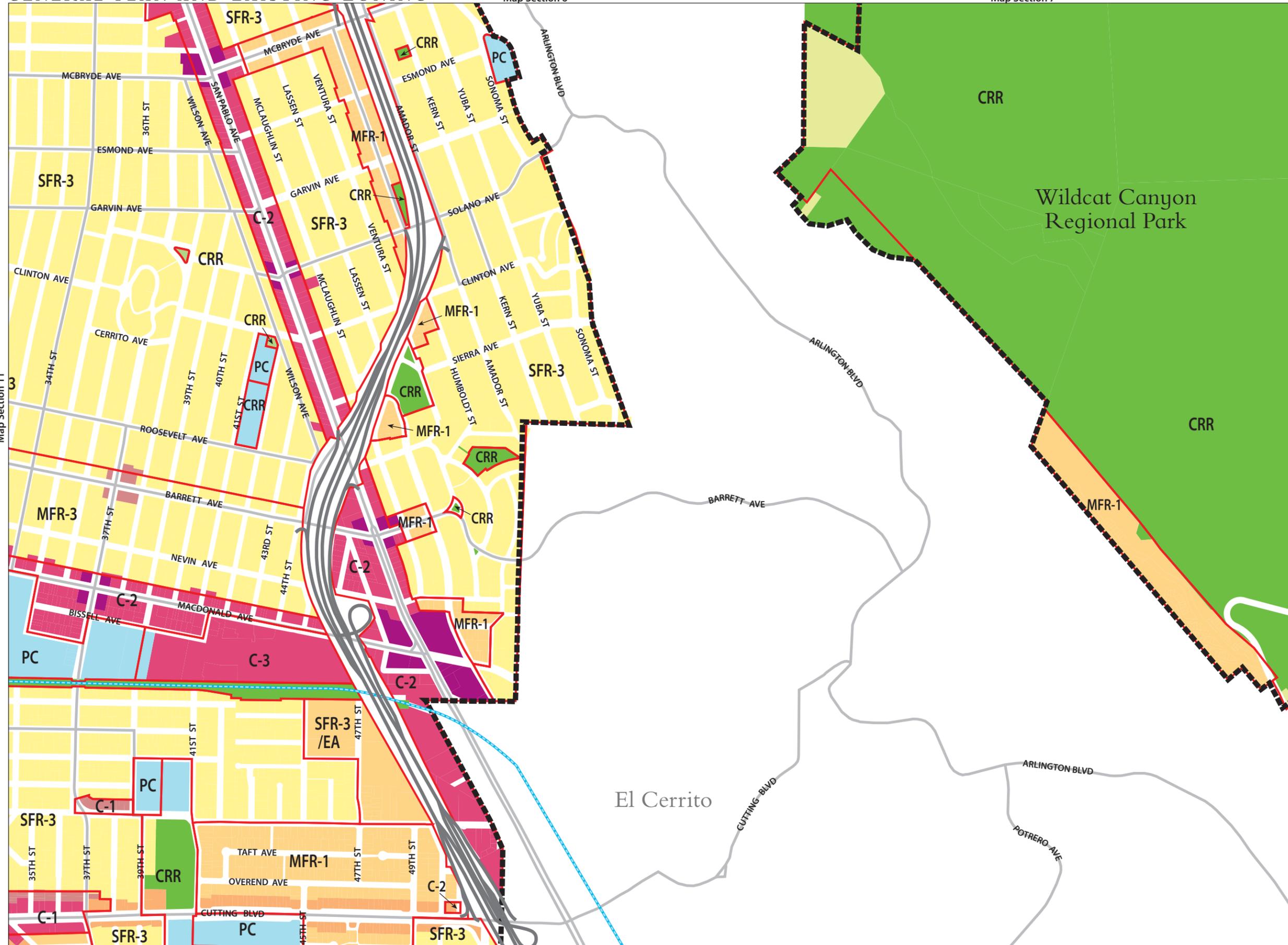
Source: City of Richmond, 2016; Contra Costa County GIS, 2016; Metropolitan Transportation Commission (MTC), 2016; Dyett & Bhatia, 2016



GENERAL PLAN AND EXISTING ZONING

Map Section 6

Map Section 7



Map Section 11

Map Section 13

Map Section 15

Sectional Map 12

General Plan Land Use Designations

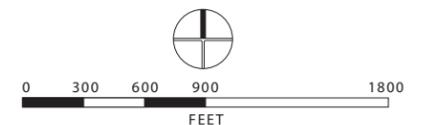
- Hillside Residential
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- Business/Light Industrial
- Live/Work
- Industrial
- Public, Cultural, and Institutional
- Port Priority Area
- Parks and Recreation
- Open Space
- Agriculture

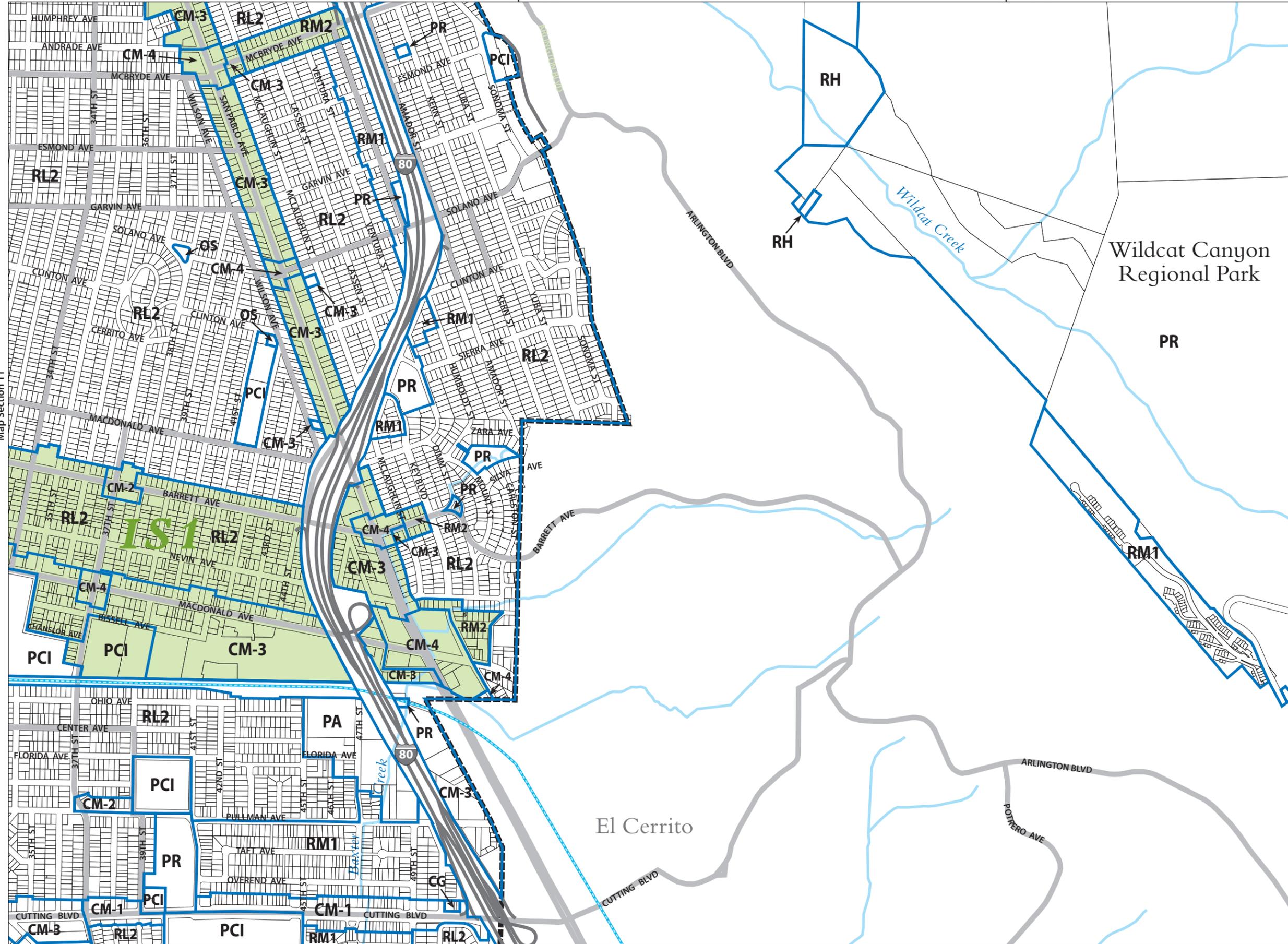
Existing Zoning

- Residential Zoning Districts**
- SFR-1 Single-Family Rural Residential
 - SFR-2 Single-Family Very Low Density Residential
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 - MFR-3 Multifamily Residential
- Commercial Zoning Districts**
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 - C-2 General Commercial
 - C-3 Regional Commercial
 - C-B Central Business
 - C-C Coastline Commercial
- Industrial Zoning Districts**
- M-1 Industrial/Office
 - M-2 Light Industrial
 - M-3 Heavy Industrial
 - M-4 Marine Industrial
- Open Space and Recreational Districts**
- EA Exclusive Agricultural
 - CRR Community and Regional Recreational
 - PC Public and Civic Uses

- City Limits
- BART

Source: City of Richmond





Proposed Zoning

Residential Districts

- RH Single-Family Hillside Residential
- RL1 Single-Family Very Low Density Residential
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- RM2 Multifamily High Density Residential

Mixed-Use Districts

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- CM-2 Commercial Mixed-Use, Neighborhood
- CM-3 Commercial Mixed-Use, Commercial Emphasis
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- CM-5 Commercial Mixed-Use, Activity Center

Live-Work

Commercial Districts

- CG Commercial, General
- CR Commercial, Regional
- CC Commercial, Coastline

Industrial Districts

- IB Industrial, Business
- ILL Industrial, Limited Light
- IL Industrial, Light
- IG Industrial, General
- IW Industrial, Water-Related

Public and Semi-Public Districts

- PCI Public, Cultural, and Institutional
- PR Parks and Recreation
- OS Open Space
- AG Agricultural

Planned Area and Overlay Districts

- PA Planned Area District
- IS1 Interim Study Overlay
- Creek Protection Overlay

BART

City Limits

Source: City of Richmond, 2016; Contra Costa County GIS, 2016; Metropolitan Transportation Commission (MTC), 2016; Dyett & Bhatia, 2016



Map Section 11

Map Section 13

Map Section 15



Sectional Map 13

General Plan Land Use Designations

- Hillside Residential
- Low Density Residential
- Medium Density Residential
- Medium Density Mixed-Use (Residential Emphasis)
- Neighborhood Mixed-Use
- Medium Intensity Mixed-Use (Commercial Emphasis)
- Medium Intensity Mixed-Use (Gateway and/or Community Node)
- High Intensity Mixed-Use (Major Activity Center)
- Regional Commercial Mixed-Use
- Marine and Waterfront Commercial
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- Port Priority Area
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- Open Space
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Existing Zoning

Residential Zoning Districts

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- MFR-3 Multifamily Residential

Commercial Zoning Districts

- C-1 Neighborhood Commercial
- C-2 General Commercial
- C-3 Regional Commercial
- C-B Central Business
- C-C Coastline Commercial

Industrial Zoning Districts

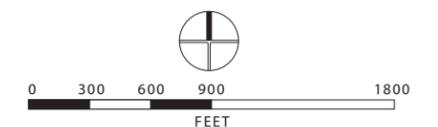
- M-1 Industrial/Office
- M-2 Light Industrial
- M-3 Heavy Industrial
- M-4 Marine Industrial

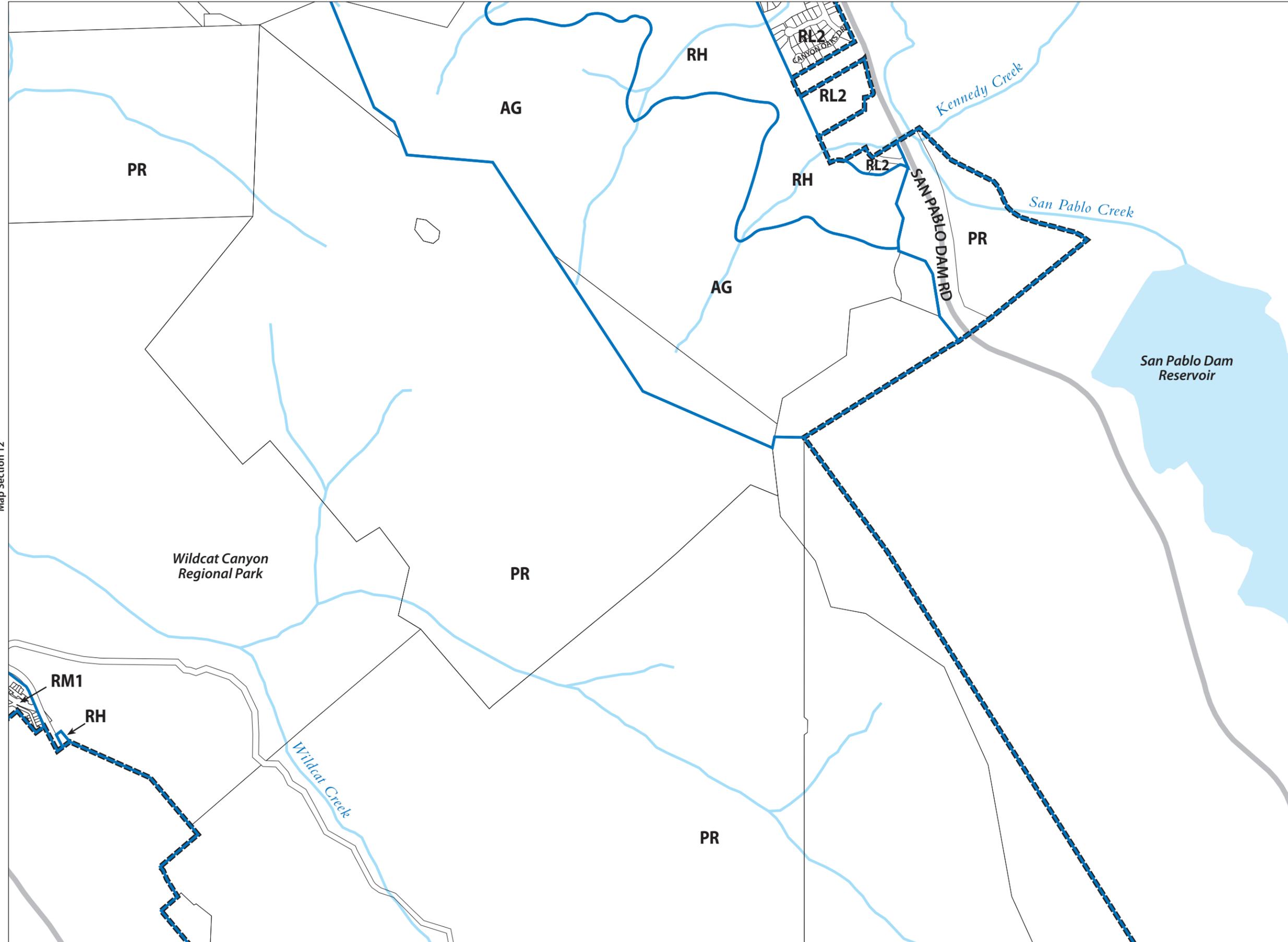
Open Space and Recreational Districts

- EA Exclusive Agricultural
- CRR Community and Regional Recreational
- PC Public and Civic Uses

City Limits

Source: City of Richmond





Proposed Zoning

Residential Districts

- RH Single-Family Hillside Residential
- RL1 Single-Family Very Low Density Residential
- RL2 Single-Family Low Density Residential
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Mixed-Use Districts

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- IL Industrial, Light
- IG Industrial, General
- IW Industrial, Water-Related

Public and Semi-Public Districts

- PCI Public, Cultural, and Institutional
- PR Parks and Recreation
- OS Open Space
- AG Agricultural

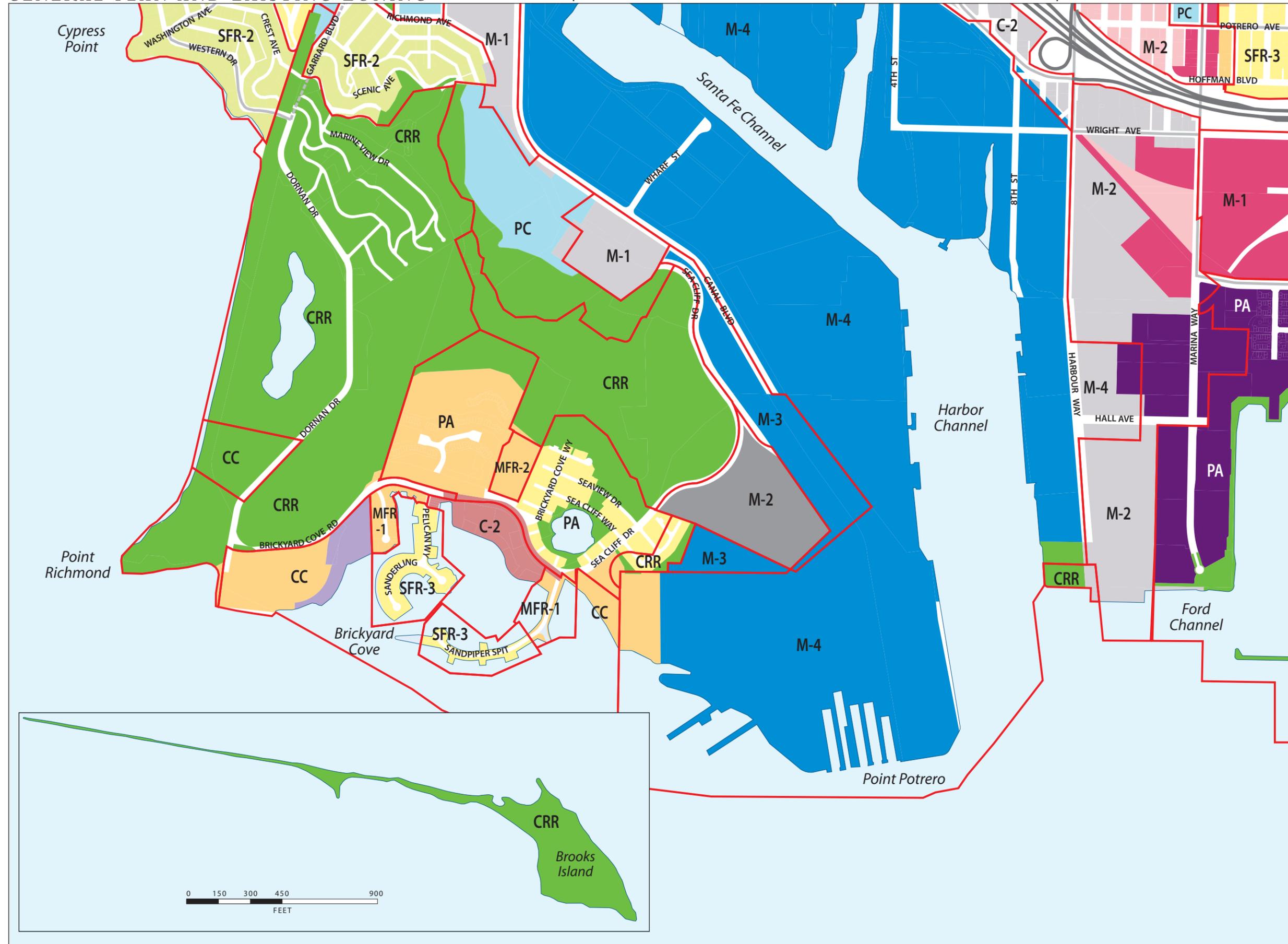
Planned Area and Overlay Districts

- PA Planned Area District
- Creek Protection Overlay

■ City Limits

Source: City of Richmond, 2016; Contra Costa County GIS, 2016; Metropolitan Transportation Commission (MTC), 2016; Dyett & Bhatia, 2016





Sectional Map 14
General Plan Land Use Designations

- Hillside Residential
- Low Density Residential
- Medium Density Residential
- Medium Density Mixed-Use (Residential Emphasis)
- Neighborhood Mixed-Use
- Medium Intensity Mixed-Use (Commercial Emphasis)
- Medium Intensity Mixed-Use (Gateway and/or Community Node)
- High Intensity Mixed-Use (Major Activity Center)
- Regional Commercial Mixed-Use
- Marine and Waterfront Commercial
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- Public, Cultural, and Institutional
- Port Priority Area
- Parks and Recreation
- Open Space
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Existing Zoning

Residential Zoning Districts

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- SFR-2 Single-Family Very Low Density Residential
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Commercial Zoning Districts

- C-1 Neighborhood Commercial
- C-2 General Commercial
- C-3 Regional Commercial
- C-B Central Business
- C-C Coastline Commercial

Industrial Zoning Districts

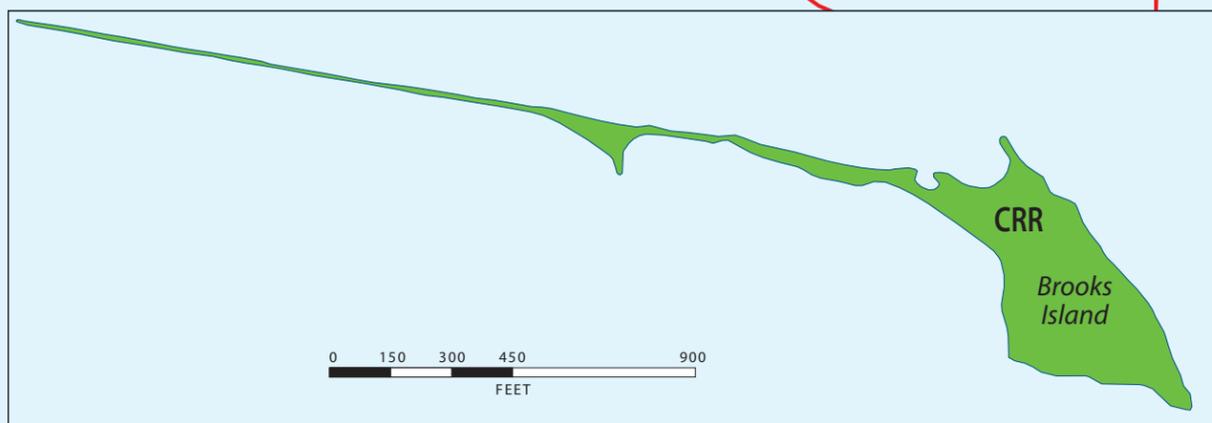
- M-1 Industrial/Office
- M-2 Light Industrial
- M-3 Heavy Industrial
- M-4 Marine Industrial

Open Space and Recreational Districts

- EA Exclusive Agricultural
- CRR Community and Regional Recreational
- PC Public and Civic Uses

■■■■■ City Limits

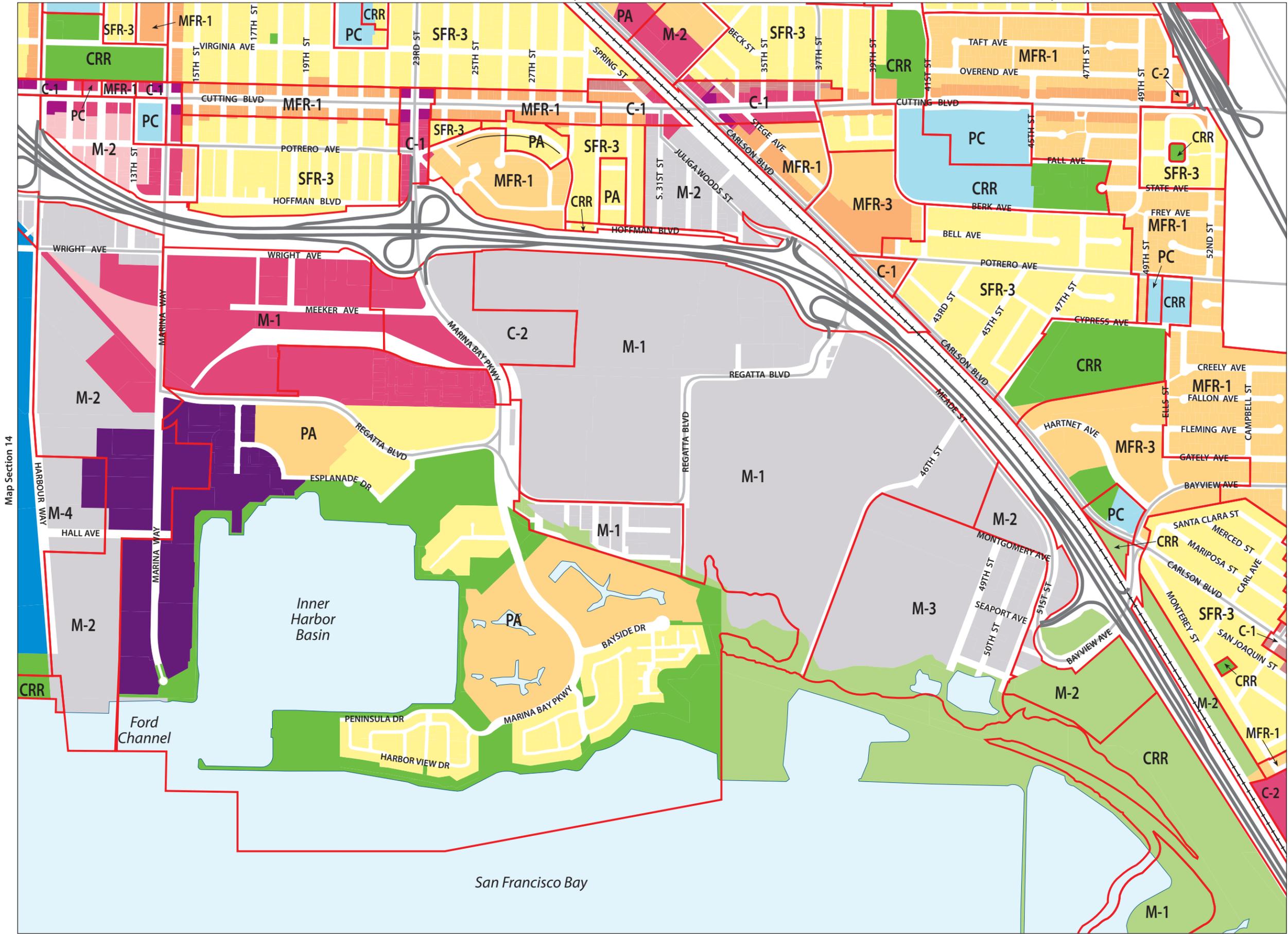
Source: City of Richmond



GENERAL PLAN AND EXISTING ZONING

Map Section 11

Map Section 12



Sectional Map 15

General Plan Land Use Designations

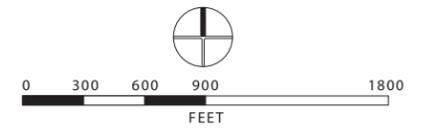
- Hillside Residential
- Low Density Residential
- Medium Density Residential
- Medium Density Mixed-Use (Residential Emphasis)
- Neighborhood Mixed-Use
- Medium Intensity Mixed-Use (Commercial Emphasis)
- Medium Intensity Mixed-Use (Gateway and/or Community Node)
- High Intensity Mixed-Use (Major Activity Center)
- Regional Commercial Mixed-Use
- Marine and Waterfront Commercial
- Business/Light Industrial
- Live/Work
- Industrial
- Public, Cultural, and Institutional
- Port Priority Area
- Parks and Recreation
- Open Space
- Agriculture

Existing Zoning

- Residential Zoning Districts**
- SFR-1 Single-Family Rural Residential
- SFR-2 Single-Family Very Low Density Residential
- SFR-3 Single-Family Low Density Residential
- MFR-1 Multifamily Residential
- MFR-2 Multifamily Residential
- MFR-3 Multifamily Residential
- Commercial Zoning Districts**
- C-1 Neighborhood Commercial
- C-2 General Commercial
- C-3 Regional Commercial
- C-B Central Business
- C-C Coastline Commercial
- Industrial Zoning Districts**
- M-1 Industrial/Office
- M-2 Light Industrial
- M-3 Heavy Industrial
- M-4 Marine Industrial
- Open Space and Recreational Districts**
- EA Exclusive Agricultural
- CRR Community and Regional Recreational
- PC Public and Civic Uses

■■■■■ City Limits

Source: City of Richmond



CITY OF RICHMOND PROPOSED ZONING MAP

Map Section 11

Map Section 12



Sectional Map 15

Proposed Zoning

Residential Districts

- RH Single-Family Hillside Residential
- RL1 Single-Family Very Low Density Residential
- RL2 Single-Family Low Density Residential
- RM1 Multifamily Residential
- RM2 Multifamily High Density Residential

Mixed-Use Districts

- CM-1 Commercial Mixed-Use, Residential
- CM-2 Commercial Mixed-Use, Neighborhood
- CM-3 Commercial Mixed-Use, Commercial Emphasis
- CM-4 Commercial Mixed-Use, Gateway/Node
- CM-5 Commercial Mixed-Use, Activity Center
- LW Live-Work

Commercial Districts

- CG Commercial, General
- CR Commercial, Regional
- CC Commercial, Coastline

Industrial Districts

- IB Industrial, Business
- ILL Industrial, Limited Light
- IL Industrial, Light
- IG Industrial, General
- IW Industrial, Water-Related

Public and Semi-Public Districts

- PCI Public, Cultural, and Institutional
- PR Parks and Recreation
- OS Open Space
- AG Agricultural

Planned Area and Overlay Districts

- PA Planned Area District
- Creek Protection Overlay
- IS2 Interim Study Overlay

- Industrial Buffer Zone
- Landmark
- Shoreline
- City Limits

Source: City of Richmond, 2016; Contra Costa County GIS, 2016; Metropolitan Transportation Commission (MTC), 2016; Dyett & Bhatia, 2016



GENERAL PLAN AND EXISTING ZONING

Map Section 15



Sectional Map 16

General Plan Land Use Designations

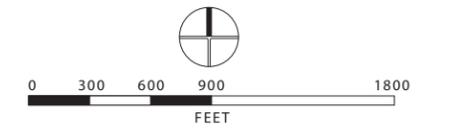
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- Marine and Waterfront Commercial
- Business/Light Industrial
- Live/Work
- Industrial
- Public, Cultural, and Institutional
- Port Priority Area
- Parks and Recreation
- Open Space
- Agriculture

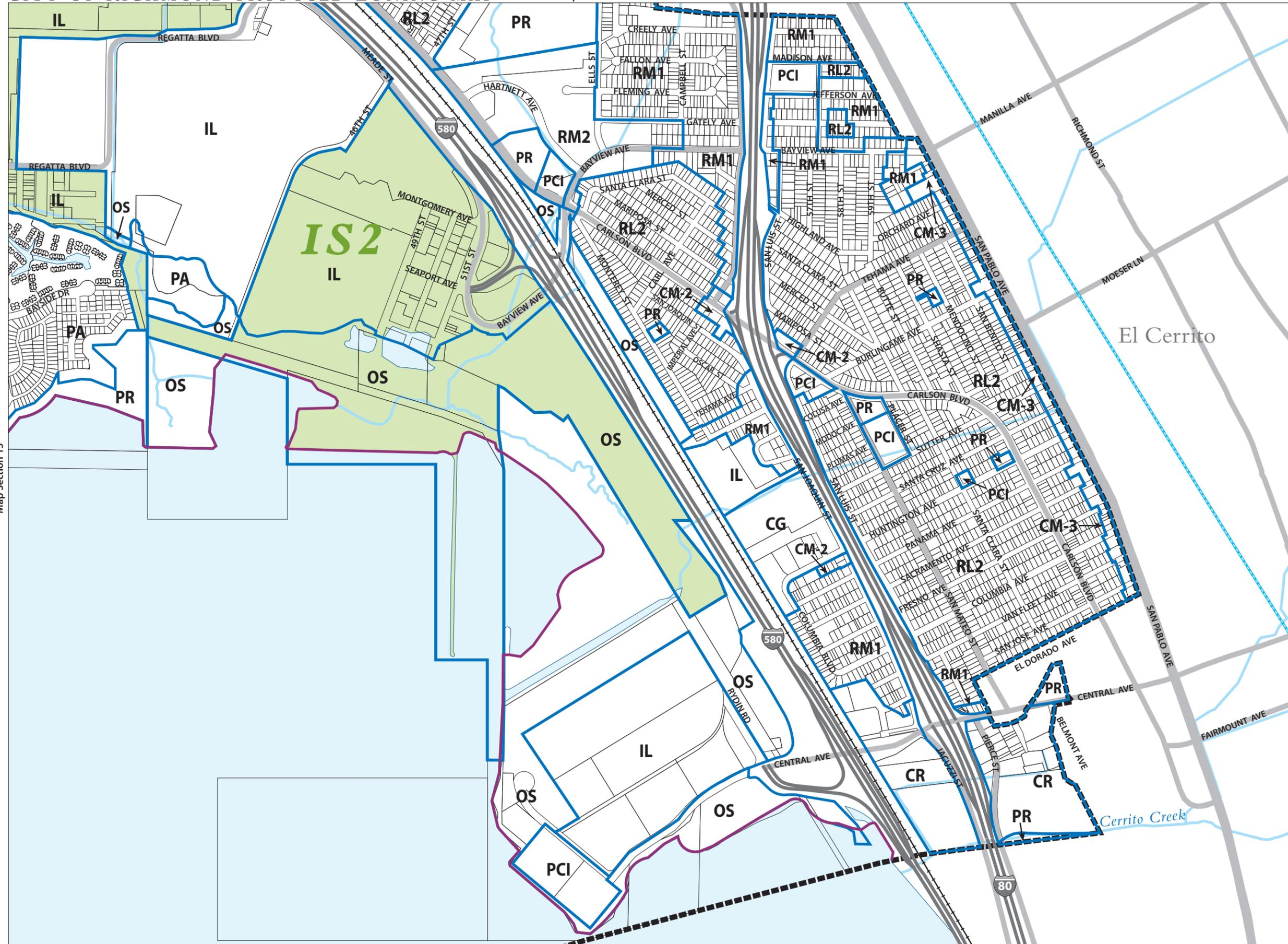
Existing Zoning

- Residential Zoning Districts**
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 - SFR-3 Single-Family Low Density Residential
 - MFR-1 Multifamily Residential
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- C-1 Neighborhood Commercial
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 - C-3 Regional Commercial
 - C-B Central Business
 - C-C Coastline Commercial
- Industrial Zoning Districts**
- M-1 Industrial/Office
 - M-2 Light Industrial
 - M-3 Heavy Industrial
 - M-4 Marine Industrial
- Open Space and Recreational Districts**
- EA Exclusive Agricultural
 - CRR Community and Regional Recreational
 - PC Public and Civic Uses

- City Limits
- BART

Source: City of Richmond





Sectional Map 16

Proposed Zoning

Residential Districts

- RH Single-Family Hillside Residential
- RL1 Single-Family Very Low Density Residential
- RL2 Single-Family Low Density Residential
- RM1 Multifamily Residential
- RM2 Multifamily High Density Residential

Mixed-Use Districts

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- CM-2 Commercial Mixed-Use, Neighborhood
- CM-3 Commercial Mixed-Use, Commercial Emphasis
- CM-4 Commercial Mixed-Use, Gateway/Node
- CM-5 Commercial Mixed-Use, Activity Center

Live-Work

Commercial Districts

- CG Commercial, General
- CR Commercial, Regional
- CC Commercial, Coastline

Industrial Districts

- IB Industrial, Business
- ILL Industrial, Limited Light
- IL Industrial, Light
- IG Industrial, General
- IW Industrial, Water-Related

Public and Semi-Public Districts

- PCI Public, Cultural, and Institutional
- PR Parks and Recreation
- OS Open Space
- AG Agricultural

Planned Area and Overlay Districts

- PA Planned Area District
- IS2 Interim Study Overlay
- Creek Protection Overlay
- Shoreline

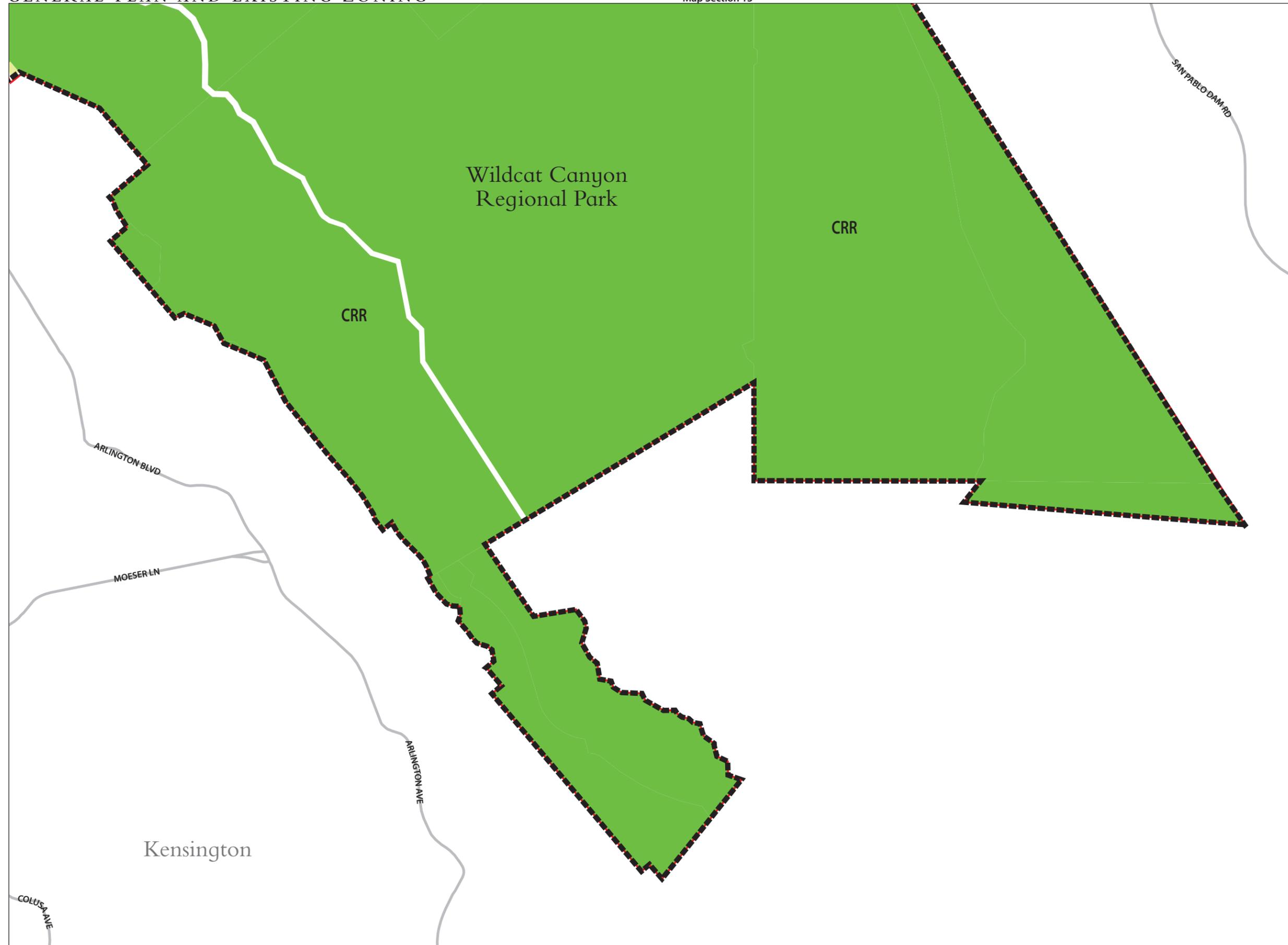
BART

Railroad

City Limits

Source: City of Richmond, 2016; Contra Costa County GIS, 2016; Metropolitan Transportation Commission (MTC), 2016; Dyett & Bhatia, 2016





Sectional Map 17

General Plan Land Use Designations

- Hillside Residential
- Low Density Residential
- Medium Density Residential
- Medium Density Mixed-Use (Residential Emphasis)
- Neighborhood Mixed-Use
- Medium Intensity Mixed-Use (Commercial Emphasis)
- Medium Intensity Mixed-Use (Gateway and/or Community Node)
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- Open Space
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- C-2 General Commercial
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Industrial Zoning Districts

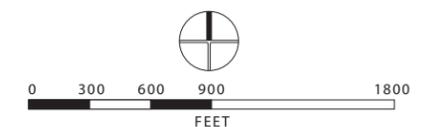
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- M-4 Marine Industrial

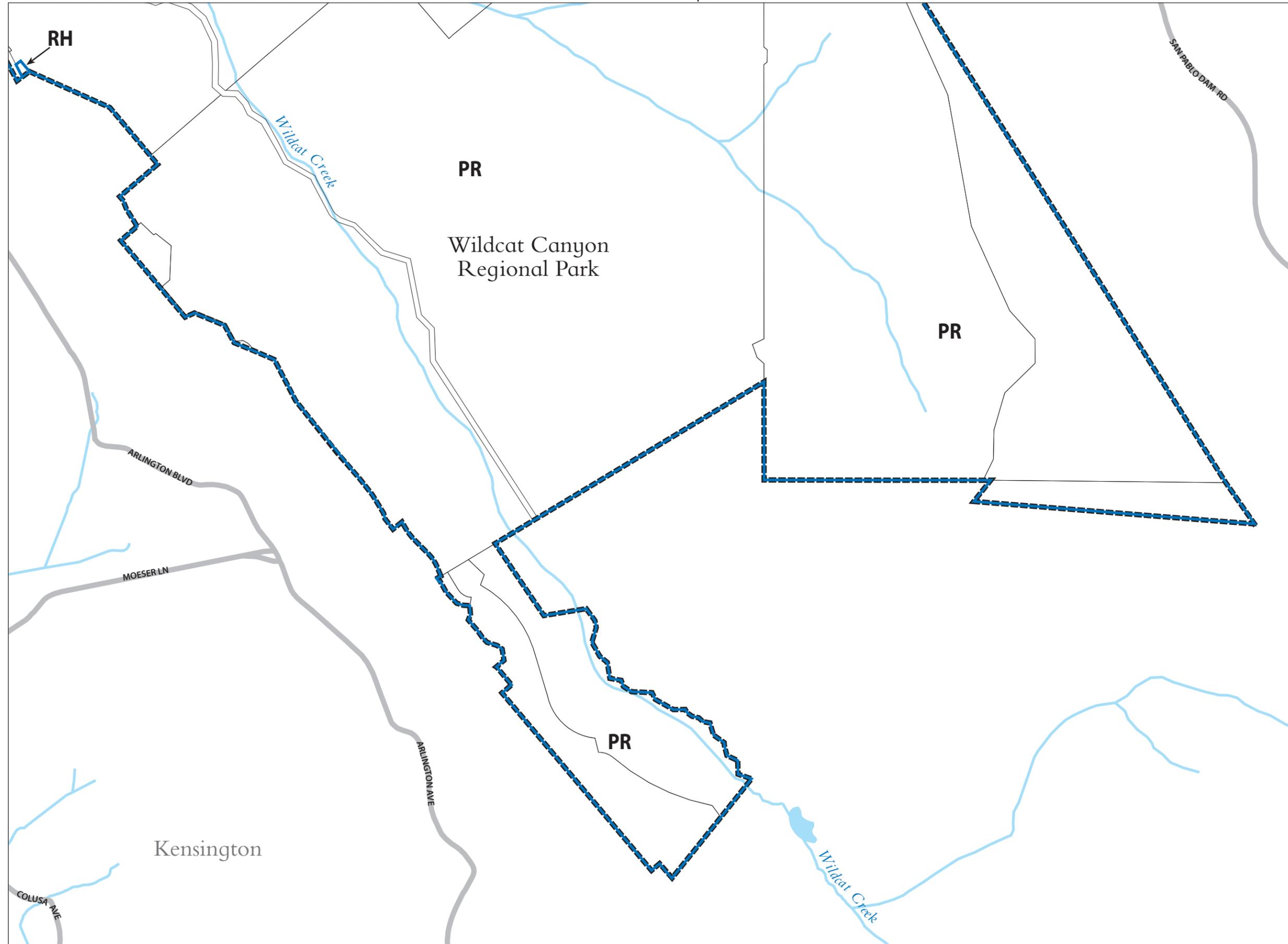
Open Space and Recreational Districts

- EA Exclusive Agricultural
- CRR Community and Regional Recreational
- PC Public and Civic Uses

■■■■■ City Limits

Source: City of Richmond





Proposed Zoning

- Residential Districts**
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 - PR Parks and Recreation
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 - AG Agricultural
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 - Creek Protection Overlay
 - City Limits

Source: City of Richmond, 2016; Contra Costa County GIS, 2016; Metropolitan Transportation Commission (MTC), 2016; Dyett & Bhatia, 2016

