3 Land Use and Urban Design

Map 3.6b
Change Area 4
San Pablo Avenue Corridor (South)

City of Richmond

Change Areas

Residential Neighborhoods
- Low-Density Residential
- Medium Intensity Mixed-Use (Residential Emphasis)
- Medium Intensity Mixed-Use (Commercial Emphasis)
- Marine and Waterfront Commercial
- Business/Light Industrial
- Neighborhood Mixed-Use
- Medium Intensity Mixed-Use (Gateway and/or Community Node)
- Regional Commercial Mixed-Use

Key Corridors
- Medium Density Mixed-Use (Residential Emphasis)
- Medium Intensity Mixed-Use (Commercial Emphasis)

Activity Centers
- Medium Intensity Mixed-Use (Gateway and/or Community Node)
- High Intensity Mixed-Use (Major Activity Center)
- Regional Commercial Mixed-Use

Business and Industry
- Live/Work
- Business/Light Industrial
- Low Intensity Business/Light Industrial
- Parks and Recreation
- Public, Cultural, and Institutional

Community
- Agriculture
- Open Space

Overlay Zones
- Transition Zone Overlay District (TZOD)

Pursuant to Ordinance No. 1808, residential uses are prohibited within this zone.