3 Land Use and Urban Design

City of Richmond

Residential Neighborhoods
- Hillside Residential
- Low-Density Residential
- Medium Density Residential
- Neighborhood 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
- Marine and Waterfront Commercial
- Industrial
- Port

Community
- Agriculture
- Open Space
- Parks and Recreation
- Public, Cultural, and Institutional

Overlay Zones
- Transition Zone Overlay District (TZOD)
  Pursuant to Ordinance No. 1808, residential uses are prohibited within this zone.

Map 3.17
Change Area 15
Regatta/Marina Bay

Richmond Inner Harbor

Richmond BART Station

El Cerrito Del Norte BART Station

BART - Richmond Line

Richmond Inner Harbor

GARRARD BLVD
FAIRMOUNT AVE
WEST CUTTING BLVD
HARBOUR WY
ARLINGTON BLVD
I-80

POTRERO AVE
MOESER LN
CENTRAL AVE
MACDONALD AVE
BARRETT AVE
CUTTING BLVD
CARLSON BLVD
SAN PABLO AVE
EL CERRITO

Change Areas