

WHAT IS CODE REFRESH
¿QUÉ ES LA ACTUALIZACIÓN DEL CÓDIGO?

Code Refresh is a critical tool for implementing the goals of Richmond 300, completed in 2020. Informed by robust community outreach conducted during the planning process, Code Refresh will update Richmond’s zoning districts, zoning map, development standards, and administrative procedures.

La actualización es fundamental para implementar los objetivos de Richmond 300. Se actualizarán los distritos de zonificación de Richmond, el mapa de zonificación, los criterios de desarrollo y los procedimientos administrativos. Esta actualización ha considerado los comentarios de la comunidad recolectados durante el proceso.

WHY DOES RICHMOND NEED A ZONING CODE REFRESH?
¿POR QUÉ RICHMOND NECESITA ACTUALIZAR SU CÓDIGO DE ZONIFICACIÓN?



Richmond’s current zoning code dates back to 1976

La actual zonificación de Richmond fue en el 1976



Changes have been made since then, including allowing accessory dwelling units and removing minimum parking requirements

Desde entonces se han realizado cambios, como la autorización de unidades de vivienda accesorias y la eliminación de requisitos mínimos de estacionamiento



BUT... The zoning code is not aligned to Richmond 300

PERO... El Código de Zonificación no está alineado con el Plan de Richmond 300

WHY DOES IT MATTER TO YOU?
¿POR QUÉ ES IMPORTANTE PARA USTED?

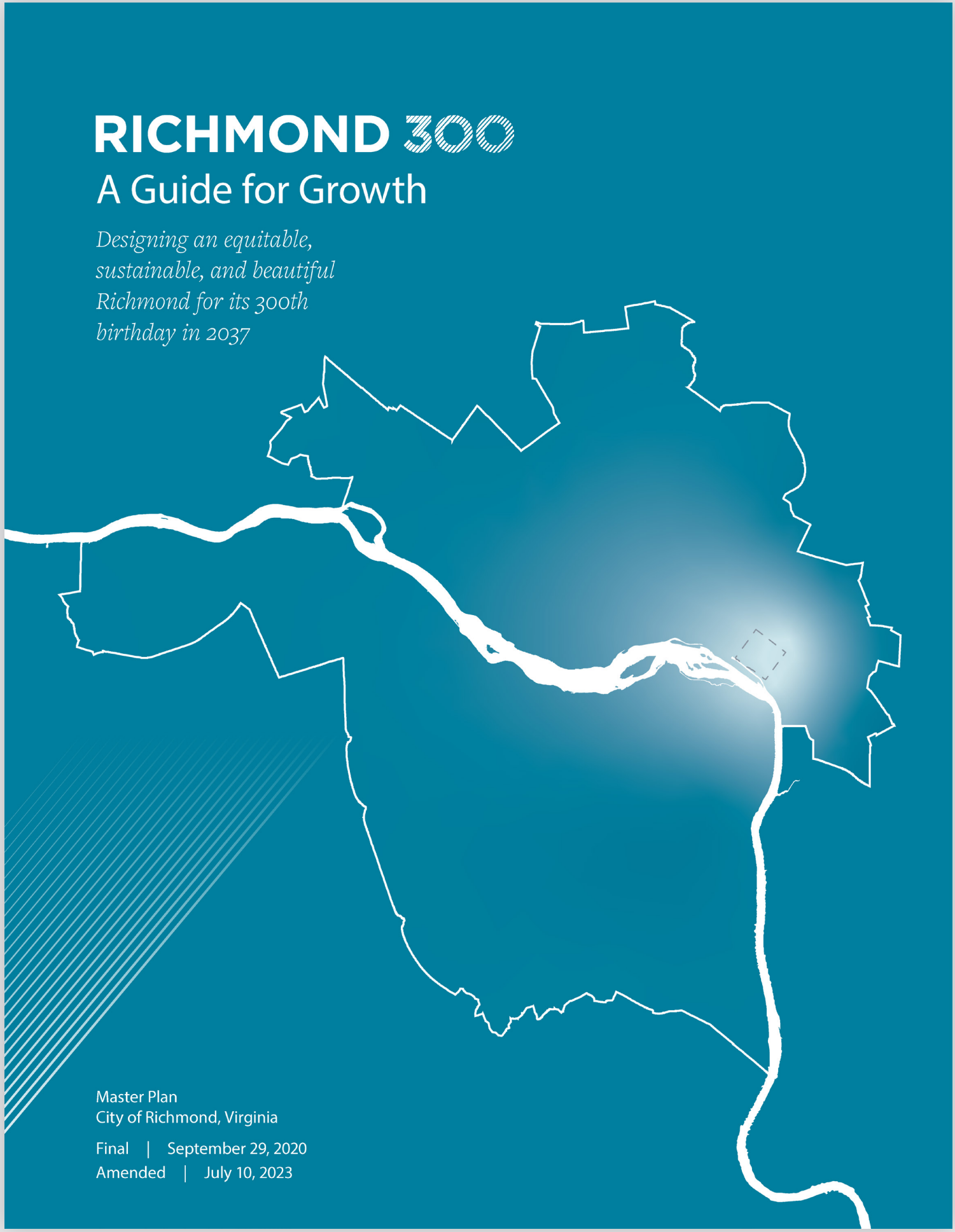
Zoning shapes the city:
La zonificación moldea estos aspectos de la ciudad:

- ✓ Designs the relationship between buildings and the street
Diseña la relación entre los edificios y la calle
- ✓ Specifies the height and bulk of buildings
Regula la altura y el volumen de los edificios
- ✓ Manages uses that are allowed on specific properties
Gestiona los usos permitidos en propiedades
- ✓ Promotes a greater variety of housing options
Promueve una mayor variedad de opciones de vivienda

WHAT IS GOING ON TODAY?
¿QUÉ ES LO QUE ESTÁ PASANDO HOY?

The Code Refresh draft Zoning Districts, Uses, and Zoning Map are being presented publicly. This is your opportunity to review the work undertaken to date and provide your comments.

Se presentará el borrador de Distritos de Zonificación, Usos y Mapeo de la Actualización del Código. Esta será una oportunidad para que usted comente sobre el trabajo realizado durante este proceso hasta la fecha.



WHAT IS RICHMOND 300?
¿QUÉ ES RICHMOND 300?

Richmond 300: A Guide for Growth is Richmond’s Comprehensive Plan, completed in 2020 providing a future vision for the city.

Una Guía de Crecimiento es un Plan Integral, que se completo en el 2020 y ha proporcionado una nueva visión para la ciudad.



High-Quality Places
Lugares de alta calidad



Equitable Transportation
Transporte equitativo



Diverse Economy
Economía diversa



Inclusive Housing
Vivienda inclusiva



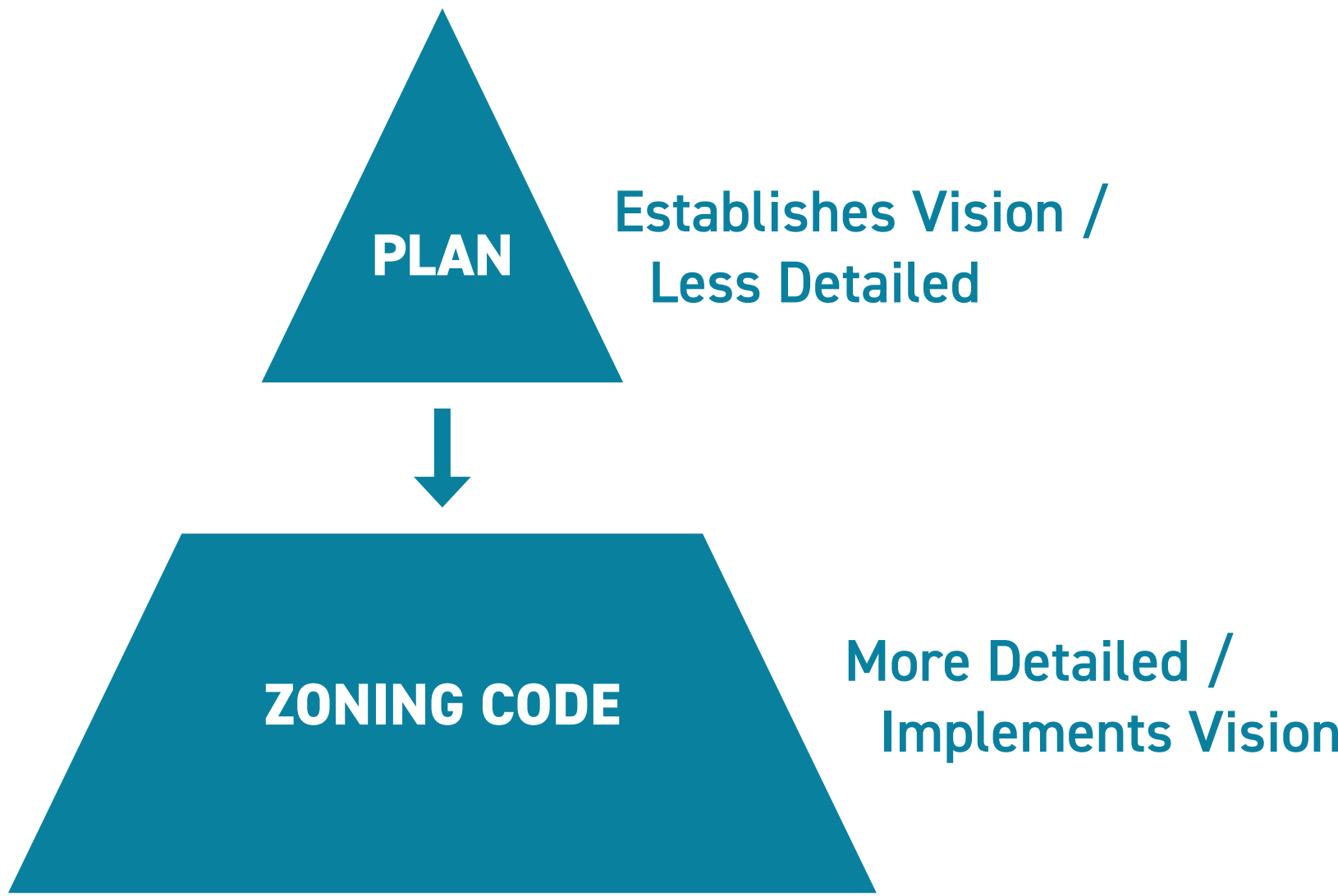
Thriving Environment
Entorno próspero

HOW DOES RICHMOND 300 RELATE TO THE ZONING CODE?

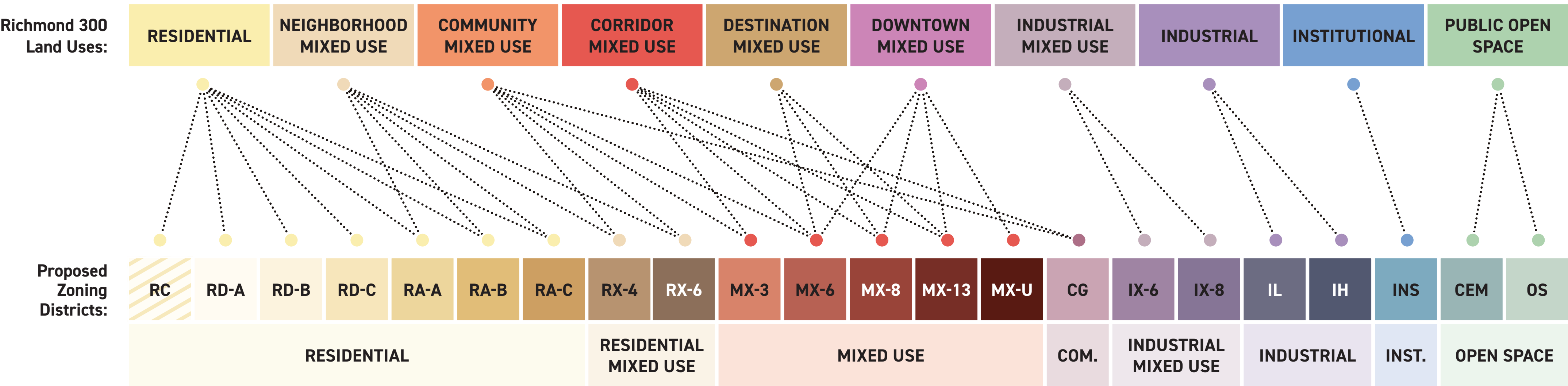
¿COMÓ RICHMOND 300 SE RELACIONA CON EL CÓDIGO DE ZONIFICACIÓN?

Richmond 300 provides a general vision, but needs zoning to implement it. The zoning, developed long before Richmond 300, does not always align to the Plan’s intents. The current task is to update the zoning to better align with and expand on Richmond 300’s future land uses.

El Plan Richmond 300 ofrece una visión general, pero necesita la zonificación para implementarlo. La zonificación actual, fue desarrollada mucho antes del Plan, por lo que no se alinea con las intenciones del mismo. La tarea es actualizar la zonificación para alinearse mejor con el uso del suelo de Richmond 300 y ampliarlos.



Los planes y la zonificación funcionan juntos. Un plan establece una visión, pero necesita un enfoque detallado de zonificación para implementarlo



KEY TERMS AND DEFINITIONS

TÉRMINOS Y DEFINICIONES CLAVES

Land Use / Uso de Suelo

A tool to provide general guidance on the future look and feel of areas of the City. This includes guidance about how land can be used and what types of buildings can be built where.

Una herramienta que brinda orientación general sobre el aspecto y la sensación que tendrán las áreas de la ciudad en el futuro. Esto incluye orientación sobre cómo se puede utilizar el terreno y qué tipos de edificios se pueden construir en cada lugar.

Zoning / Zonificación

A set of laws that says what can be built where. As the city grows, the zoning code is big tool in helping guide and direct that growth.

Un conjunto de leyes que establecen lo que se puede construir y en donde. A medida que la ciudad crece, el código de zonificación es una herramienta importante que ayuda a guiar y dirigir ese crecimiento.

Pattern Book / Manual de Patrones Urbanos

An analysis of the physical form of Richmond's neighborhoods, identifying conflicts with the current zoning. It helps ensure the new zoning code permits traditional-style infill development.

Un análisis de la forma física de los barrios de Richmond, donde identifica conflictos con la zonificación actual. Ayuda a garantizar que el nuevo código de zonificación permita el desarrollo de estilo tradicional.

Zoning Code Framework / Estructura del Código de Zonificación

The Code Framework is an analysis of the current zoning to see how well it aligns to the vision of Richmond 300.

La Estructura del Código es un análisis de la zonificación actual para ver qué tan bien se alinea con la visión de Richmond 300.

Zoning Districts / Distritos de Zonificación

A package of regulations that control elements such as use, height, lot size, density and other built form parameters. They are often represented by letters and number(s): Residential 1 = R1.

Conjunto de normas que regulan elementos como el uso, la altura, el tamaño del lote, la densidad y otros parámetros de la forma construida. Suelen representarse mediante letras y números: Residencial 1 = R1.

Nodes / Nodos

Nodes are places where people and jobs are today and will grow in the future. They are places of convergence of many uses and include offices, shopping, housing, and/or public gathering places as well as access to multiple modes of transportation.

Lugares donde se concentran personas y empleos actualmente y en el futuro. Lugares de convergencia de muchos usos e incluyen oficinas, tiendas, viviendas y/o lugares de reunión públicos, así como acceso a múltiples medios de transporte.

Mixed Use / Uso Mixto

A type of building or development that allows for multiple uses, such as residential, commercial, cultural, institutional, entertainment, or industrial.

Un tipo de edificio o urbanización que permite usos múltiples juntos, como residencial, comercial, cultural, institucional, de entretenimiento o industrial.

Transit Oriented Development (TOD) / Desarrollo Orientado al Tránsito (DOT)

An approach to city planning that creates mixed-use communities near transit - making it easier for people to access jobs and services.

Un enfoque de planificación urbana que crea comunidades de uso mixto cerca del transporte público, lo que facilita que las personas accedan a empleos y servicios.



FEB 2024

PROJECT INITIATION
INICIO DEL PROYECTO

Confirmation of timeline, development of engagement plan, review of existing materials and kick off visit with staff.

Confirmación del cronograma, desarrollo del plan de participación, revisión de los materiales existentes y visita inicial con el personal.

MAY 2024 - FEB 2025

PATTERN BOOK
MANUAL DE PATRONES URBANOS

Analysis of existing and traditional urban and architectural form.

Análisis de la existente forma urbana y arquitectónica.

ZONING CODE ANALYSIS
ANÁLISIS DE LA ZONIFICACIÓN

Analysis of existing ordinance.

Análisis de la ordenanza existente.

PRELIMINARY ZONING DISTRICTS
ESTRUCTURA DEL LOS DISTRITOS

Conceptual framework and districts for new ordinance, not yet addressing detailed metrics.

Marco conceptual y nuevos distritos para la la ordenanza, sin abordaje de métricas.

MAR 2025 - NOV 2025

ZONING ORDINANCE MODULES
MODULOS DEL CÓDIGO DE ZONIFICACIÓN:

Development and testing of code metrics, graphics and administrative language through the application of 3 Modules.

Pruebas métricas del código, desarrollo de gráficos y lenguaje administrativo mediante la aplicación de tres Módulos.

NOV 2025 - FEB 2026

COMPLETE DRAFT CODE
COMPLETADO EL BORRADOR DEL CÓDIGO

Revised draft combining all three modules.

Borrador de los tres módulos.

PUBLIC RELEASE DRAFT CODE
PUBLICACIÓN PÚBLICA SOBRE EL BORRADOR DEL CÓDIGO

Public hearing draft ready for formal adoption process.

Borrador de la audencia pública para el proceso de adopción formal.

Public Open Houses

8/24

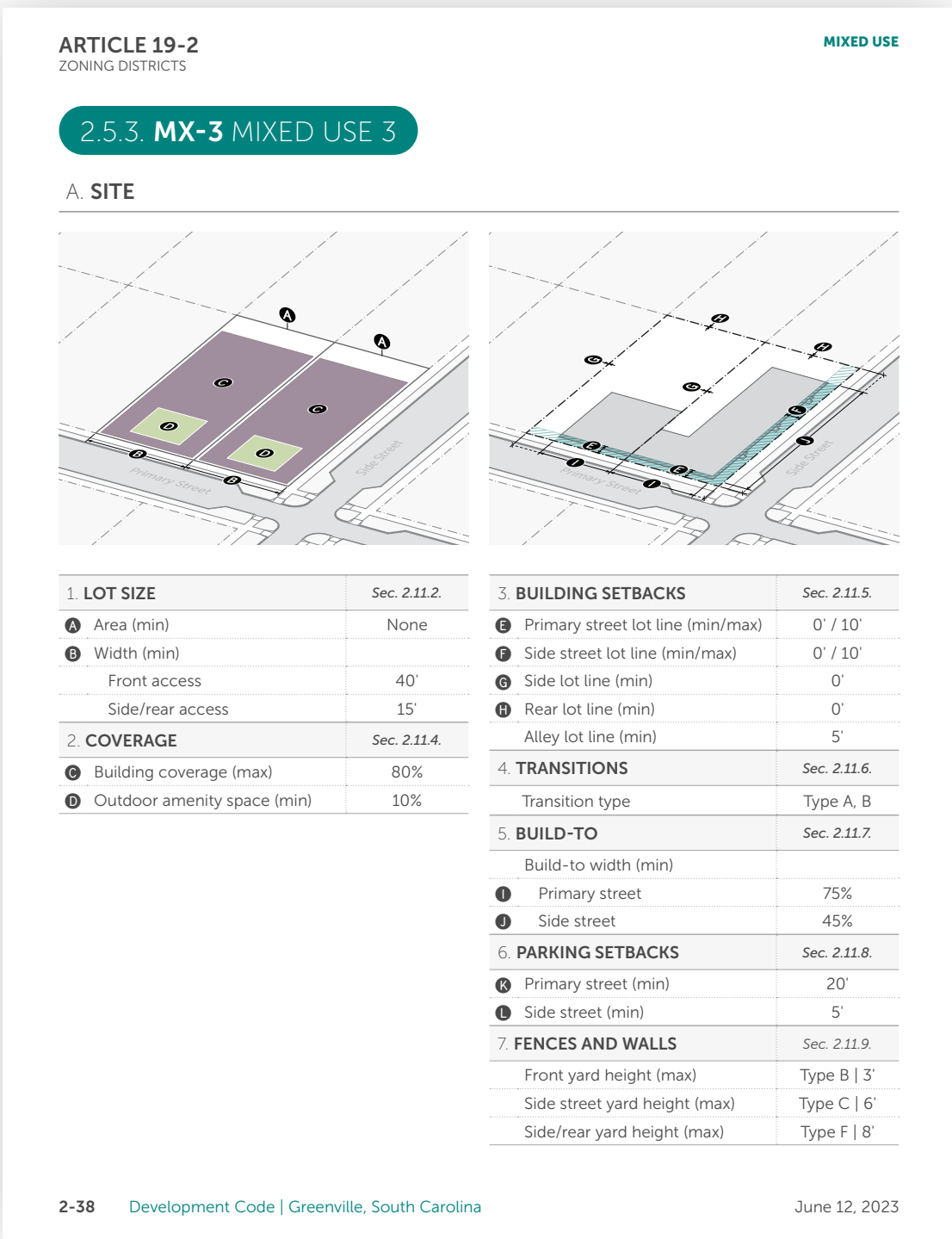
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WE ARE
HERE

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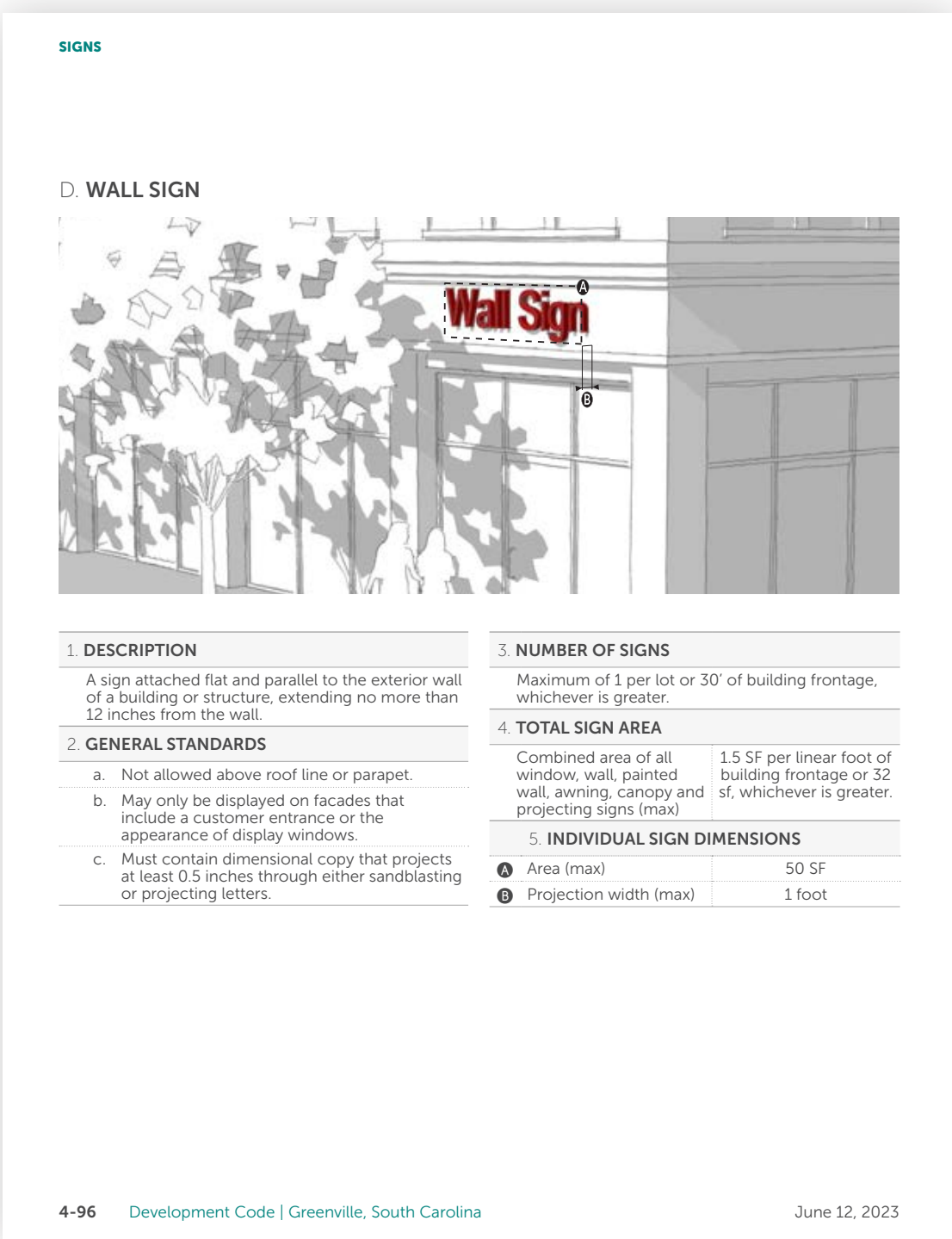


MODULE 1
DISTRICTS, USES,
& MAPS
DISTRITOS, USOS
Y MAPAS

Draft detailed zoning districts, use tables and mapping.

Borrador de distritos de zonificación detallados, tablas de permiso de usos y mapa de zonificación.

(Sample code shown)

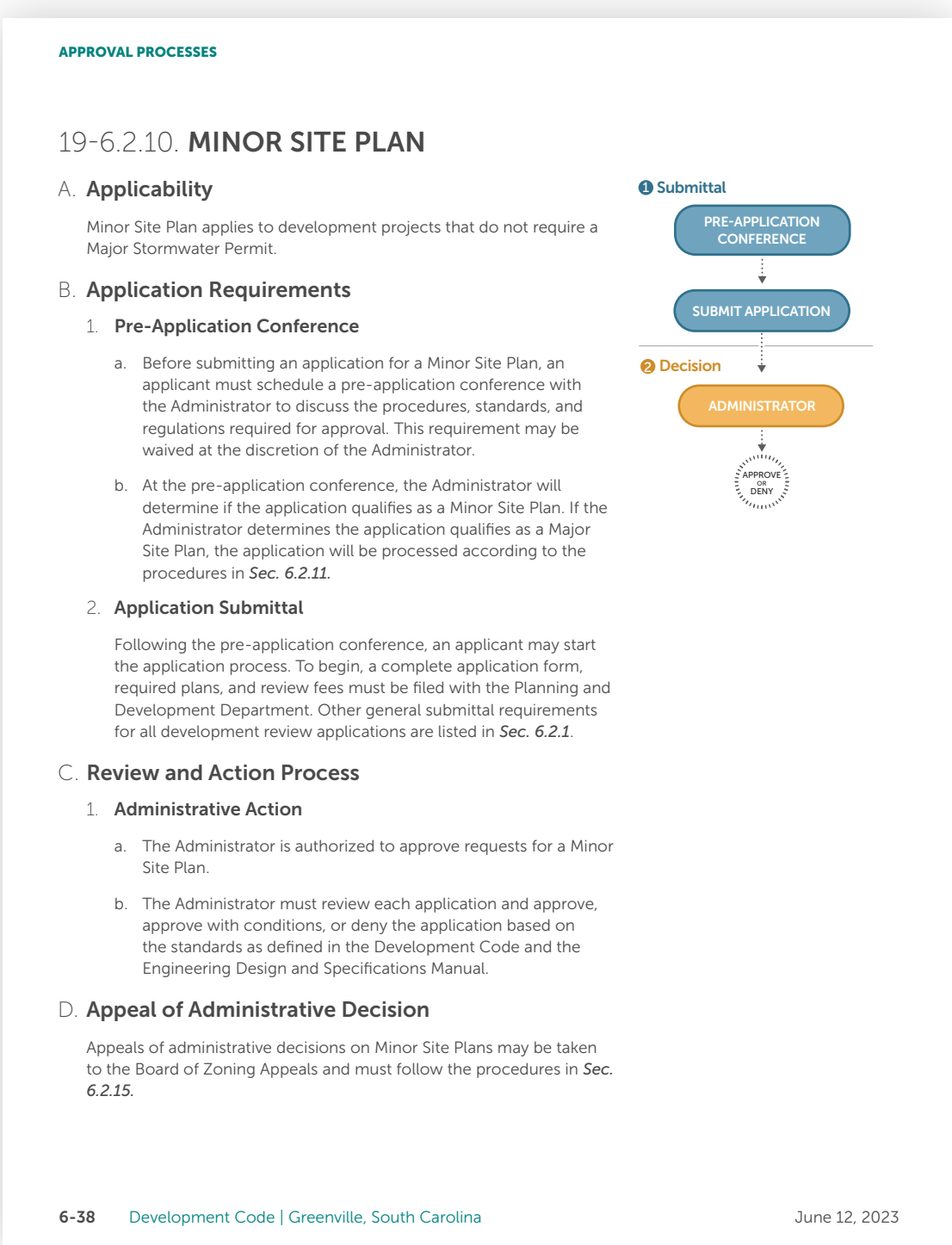


MODULE 2
DEVELOPMENT
STANDARDS
NORMAS DE
DESARROLLO

Draft building and site development standards.

Borrador de normas de construcción y desarrollo del sitio.

(Sample code shown)



MODULE 3
ADMINISTRATION &
OTHER PROVISIONS
ADMINISTRACIÓN Y
OTRAS DISPOSICIONES

Draft administrative language and other items not previously presented.

Borrador del lenguaje administrativo y otros temas no presentados anteriormente.

(Sample code shown)

TYPES OF ENGAGEMENT TO DATE
TIPO DE PARTICIPACIÓN COMUNITARIA A LA FECHA

- + 3 series of **Open Houses**, with **8** events

+ 3 Discussion Panels

+ 6 Pop-ups

+ 5 Roundtables

+ 5 District Council Meetings

+ 2 Zoning 101 Webinars

+ Meetings with **neighborhood groups** and **stakeholders** from across the city

+ Monthly meetings with the **Zoning Advisory Council**

+ Review of drafts by volunteer **Working Groups**

+ Spanish translation and interpretation regularly available
- + 3 series de *Recepciones*, con **8** eventos

+ 3 *Paneles de Discusión*

+ 6 *rondas de boletines informales*

+ 5 *Mesas Redondas*

+ 5 *Reuniones con el Consejo de Distrito*

+ 2 *Webinars de “Zoning (Zonificación) 101”*

+ *Reuniones con grupos vecinales y partes interesadas* de toda la ciudad

+ *Reuniones mensuales con el Consejo Asesor de Zonificación*

+ *Revisión de borradores por grupos de trabajo voluntarios*

+ *Traducción e interpretación al español disponibles regularmente.*



NUMBERS ENGAGED TO DATE
CANTIDAD DE PARTICIPACIÓN A LA FECHA

- + **1,071** attendees at engagement events

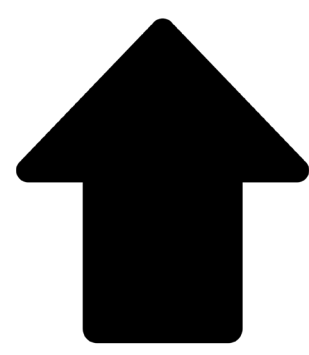
+ **214** email list sign-ups
- + *1,071* asistieron a los eventos

+ *214* inscripciones a la lista de correo electrónico.



INCREASES IN INTENSITY

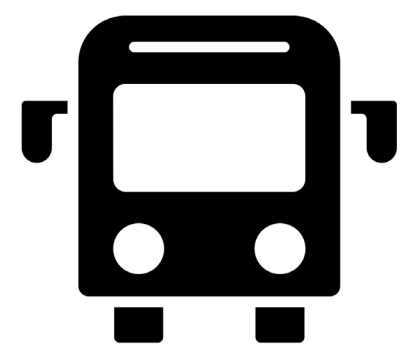
INCREMENTO DE INTENSIDAD



- + Strong support for **allowing duplexes by right** in RD- districts, especially among renters and younger respondents.
- + Calls for **more mixed-use development** and **higher unit limits** in RA- districts (some support up to 6 or 12 units).
- + Widespread support for **commercial uses across the entire ground floor** in RX- districts (87.1% in survey).
- + Support for **four stories or more in RA-C areas**; younger residents tend to support greater height.

ENHANCED TRANSIT CORRIDOR UPZONING

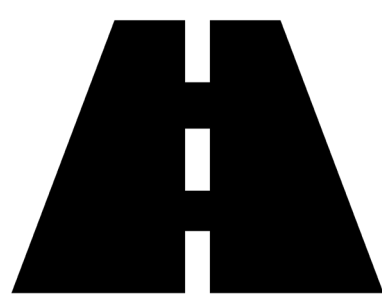
REZONIFICACIÓN DEL CORREDOR DE TRÁNSITO



- + Many requests for Transit-Oriented Development (TOD) as a strategy to reduce auto-dependence.
- + Mixed feelings about combining light industrial and residential near transit corridors due to pollution and traffic concerns.

MAJOR STREETS UPZONING

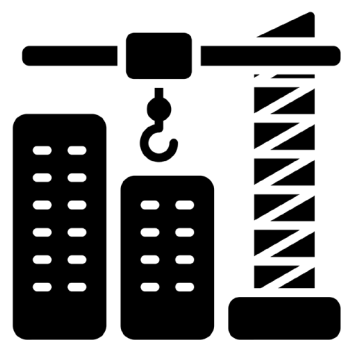
REZONIFICACIÓN DE CALLES PRINCIPALES



- + Broad agreement that major commercial corridors should be **more pedestrian- and transit-friendly**.
- + Support for **upzoning corridors**, but also a need for **adequate parking** and protection from **disruptive businesses** (e.g., vape shops).

INFILL ZONING STRATEGY

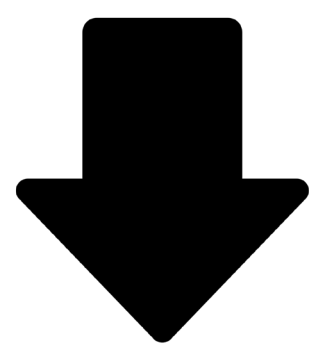
ESTRATEGÍA DE ZONIFICACIÓN DE RELLENO



- + Popular feedback includes **lowering minimum lot sizes** to support infill.
- + General support for infill when it matches **existing neighborhood character** and includes **green space**.

DECREASES IN INTENSITY

DISMINUIR LA INTENSIDAD



- + Strong resistance to **higher density in certain neighborhoods** like Mary Munford, Bellevue, and Westhampton.
- + Older homeowners express clear preference for **low-density preservation** and **2-unit max buildings**.

TRANSITIONS AND BUFFERS

TRANCICIÓN Y PROTECCIONES



- + Concerns about industrial-residential adjacency, especially regarding noise, air pollution, and traffic safety.
- + Preference for **clear transitions between zoning types**, especially near schools and homes.

TROUBLE UNDERSTANDING CHANGES

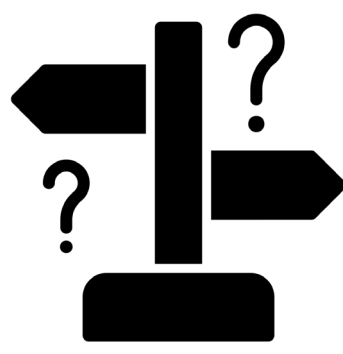
DIFICULTAD DE ENTENDER CAMBIOS



- + Many respondents reported **confusion about zoning breakdowns**, especially in RA- and MX- districts.
- + Suggestions include using **whole-number height limits** and **simplifying district names and boundaries**.

ZONING-PLAN MISALIGNMENT

DESALINEACIÓN DE LA ZONIFICACIÓN CON EL PLAN



- + Worry that existing zoning **doesn't reflect current or future land use needs**, particularly in rapidly changing neighborhoods.
- + Concern that proposed IX zoning would **result in downzoning** from current TOD-1 levels.

HEIGHT LIMITS

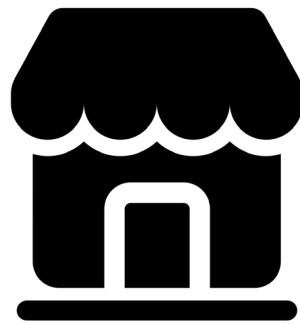
LÍMITES DE ALTURA



- + People broadly support **height limits in residential areas**, but are more flexible downtown.
- + Suggested heights include: **4 stories** max in mixed-use, **3 stories** in RA-C, with some exceptions for TOD/downtown zones.

MIXED-USE IN RESIDENTIAL

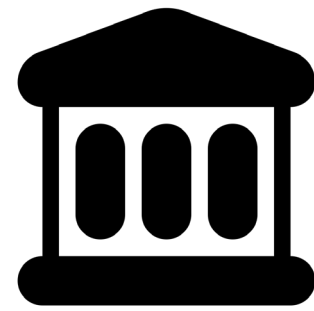
USO MIXTO EN RESIDENCIALES



- + **Support for integrating commercial uses** into residential zones, especially in RX- districts.
- + Concerns about the **type of commercial use**; preference for neighborhood-serving businesses.

INSTITUTIONAL (INS) ZONING

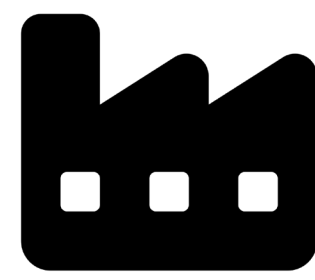
ZONIFICACIÓN INSTITUCIONAL



- + Mixed views: while over one-third support **zoning smaller institutions as INS** in survey, just under 50% **prefer the current practice**.
- + Many **requested more information** before taking a stance.

INDUSTRIAL USES IN INDUSTRIAL MIXED-USE

USO INDUSTRIAL EN EL USO MIXTO INDUSTRIAL



- + Around 45% in survey voiced concerns about **combining light industrial with residential/office**.
- + Top concerns: **pollution, traffic, pedestrian safety**, especially in low-income areas.

AUTO-ORIENTED USES

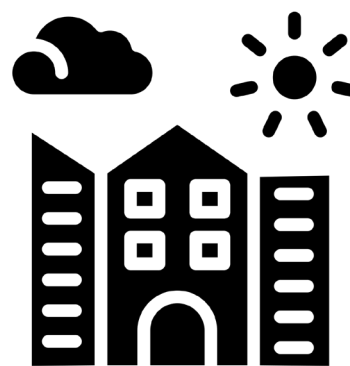
USOS ORIENTADOS AL CARRO



- + Strong opposition to **auto-specific uses**.
- + Vision for future commercial areas is **pedestrian-focused**, with easy access and balanced parking solutions.

PRESERVATION OF VIEWS

PRESERVACIÓN DE VISTA



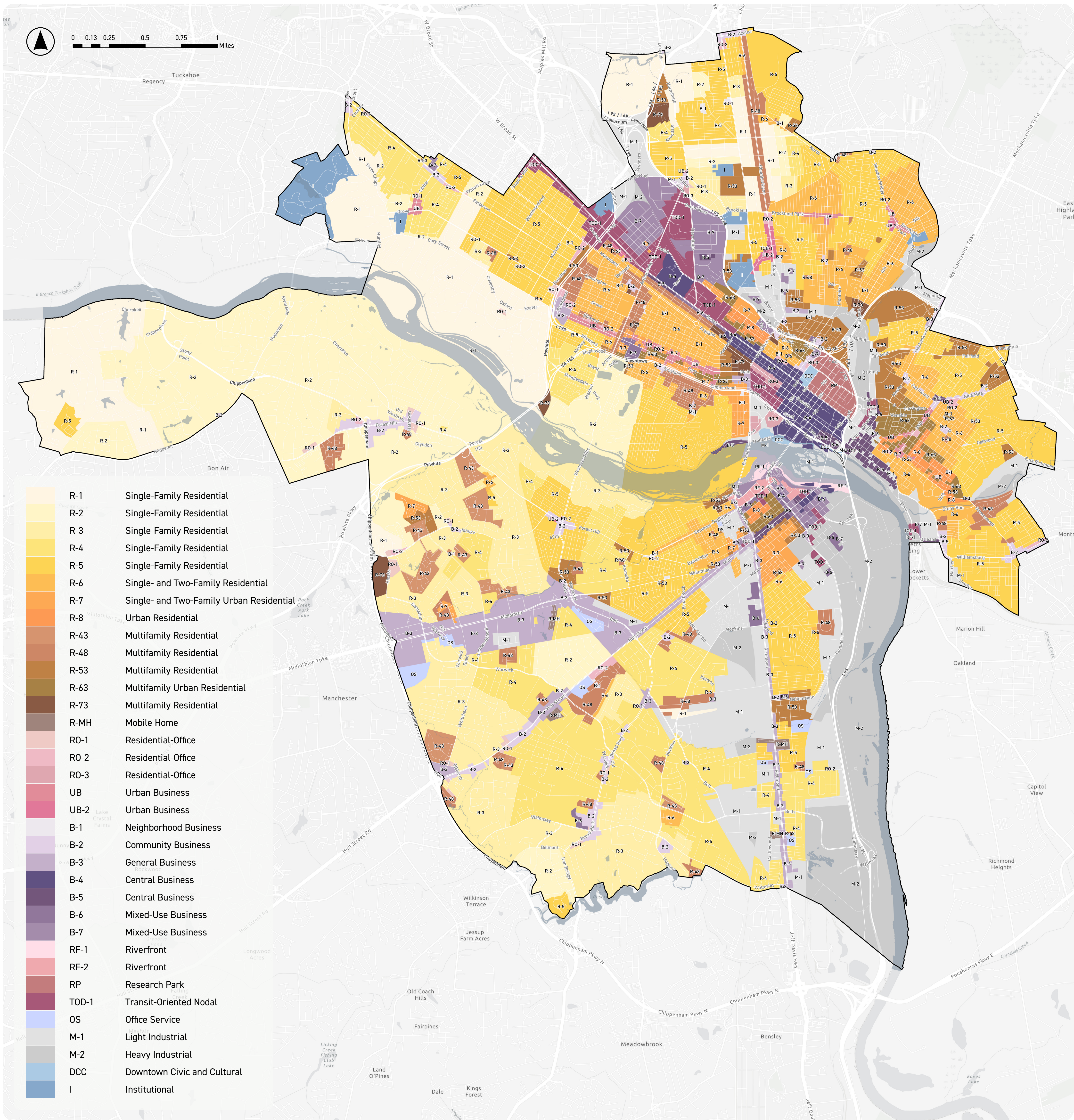
- + Desire to **preserve sunlight and sky views**, especially in lower-density neighborhoods.
- + Residents expressed concerns that **taller buildings would block sunlight** and change the **character of their streetscape**.

STATION 2

ESTACIÓN 2

CURRENT ZONING MAP

MAPA DE ZONIFICACIÓN ACTUAL

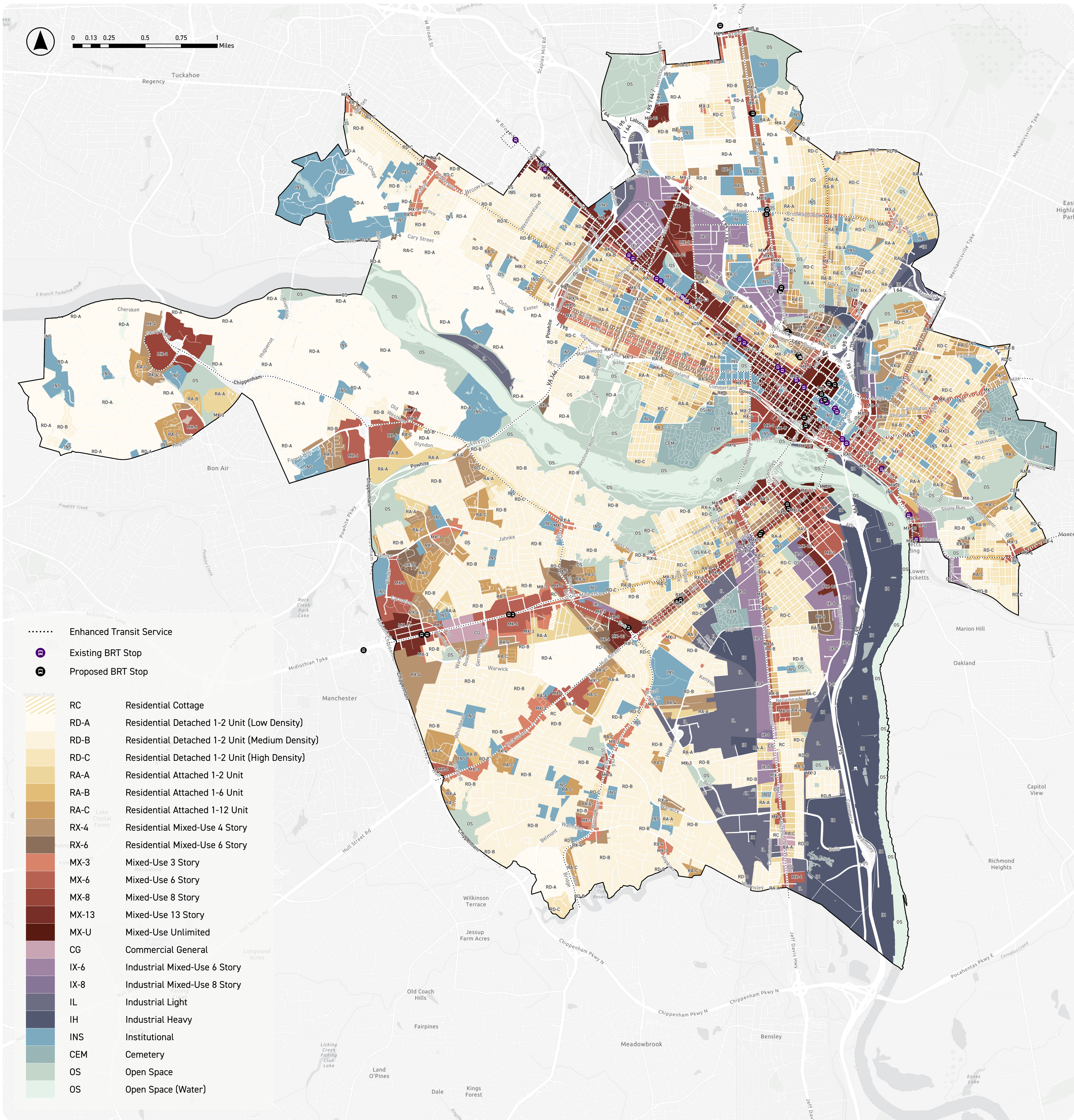


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POR FAVOR DEJE COMENTARIOS AQUÍ

PROPOSED DRAFT ZONING MAP

BORRADOR DEL MAPA DE ZONIFICACIÓN PROPUESTO

2



PLEASE LEAVE COMMENTS HERE

POR FAVOR DEJE COMENTARIOS AQUÍ



OPEN HOUSE JUNE 2025

8



SUMMARY OF ZONING DISTRICTS

RESUMEN DE LOS DISTRITOS DE ZONIFICACIÓN

RC Residential Cottage



Clusters of **small detached houses** that could include **manufactured & tiny home parks & cottage courts** on a site no less than **20,000 sf**.

RA-B Residential Attached - Medium



Allows up to **6 units in a building**, includes **single-family detached & attached, duplexes, rowhouses, & multiplexes**. Also allows limited **commercial**

MX-6 Mixed Use - 6



Allows up to a **6-story residential, commercial or mixed use building**. Also includes **rowhouses, stacked townhouses, multiplexes, and apartments**

IX-6 Industrial Mixed Use - 6



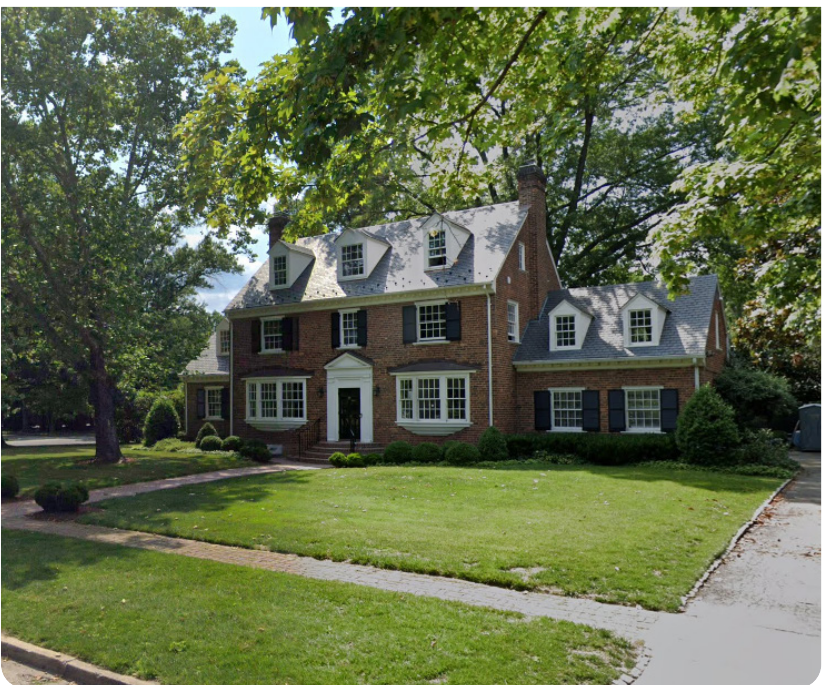
Allows up to a **6-story residential, commercial, light industrial or mixed use building**. Also includes **rowhouses, stacked townhouses, multiplexes, and apartments**

CEM Cemetery



Open space used to **bury remains** and **memorialize the deceased** that could include **chapels and mausoleums**

RD-A Residential Detached Low



Allows up to **2 units & an ADU** on a lot no less than **90 FT wide**, includes **single-family detached houses, & duplexes**

RA-C Residential Attached - High



Allows up to **12 units in a building**, includes **single-family detached & attached, duplexes, rowhouses, stacked townhouses, multiplexes, and apartments**. Also allows limited **commercial**

MX-8 Mixed Use - 8



Allows up to an **8-story residential, commercial or mixed use building**. Also includes **rowhouses, stacked townhouses, multiplexes, and apartments**

IX-8 Industrial Mixed Use - 8



Allows up to a **8-story residential, commercial, light industrial or mixed use building**. Also includes **rowhouses, stacked townhouses, multiplexes, and apartments**

OS Open Space



Publicly-owned open space that serves the passive and active recreational needs of the community, and includes **parks, playgrounds, sports fields, dog parks, trails, & conservation areas**

RD-B Residential Detached Medium



Allows up to **2 units & an ADU** on a lot no less than **50 FT wide**, includes **single-family detached houses, & duplexes**

RX-4 Residential Mixed Use - 4



Allows up to a **4-story residential building**, includes **single-family detached & attached, duplexes, rowhouses, stacked townhouses, multiplexes, and apartments**. Also allows limited **commercial**

MX-13 Mixed Use - 13



Allows up to a **13-story residential, commercial, or mixed use building**

IL Industrial Light



Allows a range of **low-impact industrial activity** - the majority of activity is conducted **indoors** with limited **accessory outdoor storage**

RD-C Residential Detached High



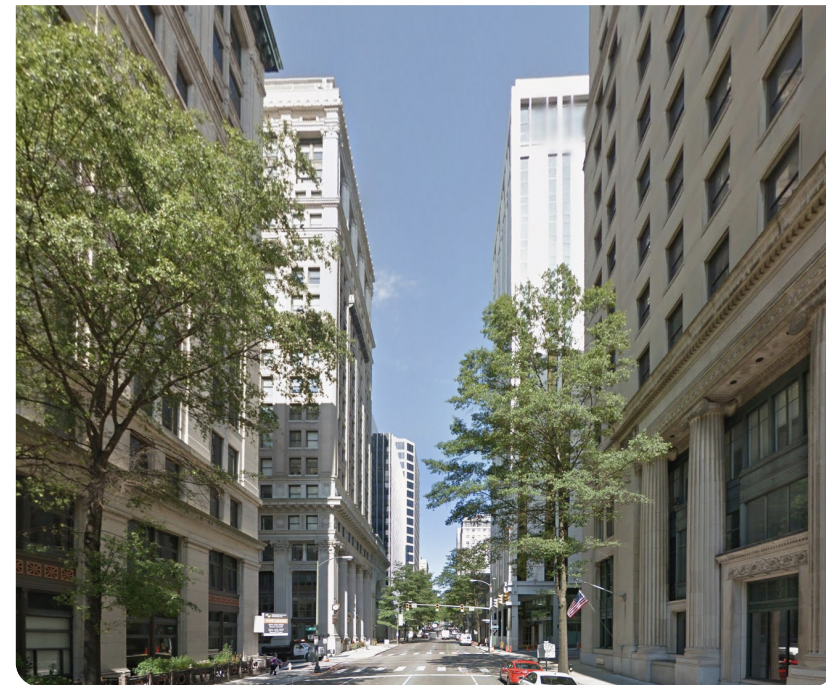
Allows up to **2 units & an ADU** on a lot no less than **25 FT wide**, includes **single-family detached houses, & duplexes**

RX-6 Residential Mixed Use - 6



Allows up to a **6-story residential building**, includes **single-family attached, duplexes, rowhouses, stacked townhouses, multiplexes, and apartments**. Also allows limited **commercial**

MX-U Mixed Use - Unlimited



Allows an **unlimited in height residential, commercial, or mixed use building**

IH Industrial Heavy



Allows a range of larger footprint **high-impact industrial activity**

RA-A Residential Attached - Low



Allows up to **2 units & an ADU** on a lot, includes **single-family detached & attached, duplexes, & rowhouses**

MX-3 Mixed Use - 3



Allows up to a **3-story residential, commercial or mixed use building**. Also includes **rowhouses, stacked townhouses, multiplexes, and apartments**

CG Commercial General



Allows up to a **4-story auto-oriented commercial building**. Also allows **rowhouses, stacked townhouses, and apartments**

INS Institutional



Allows for a range of larger **public, civic, & institutional** uses that do not readily assimilate into other zoning districts such as **schools, places of worship, hospitals, museums, & libraries**

1. What are your thoughts about the draft zoning map or zoning districts? Do they reflect what you would like to see in the future? Please tell us what you think.

¿Tienes algún comentario sobre el mapa de zonificación o de los nuevos distritos? ¿Reflejan lo que te gustaría ver en el futuro? Por favor comparte tus comentarios.

PLEASE LEAVE COMMENTS HERE
POR FAVOR DEJE COMENTARIOS AQUÍ

2. To what degree does the proposed approach address the current housing crisis in Richmond? Does it not do enough? Does it go too far?

¿A que punto los distritos propuestos abordan la crisis de vivienda actual en Richmond? ¿Es el enfoque suficiente? ¿O es mucho?

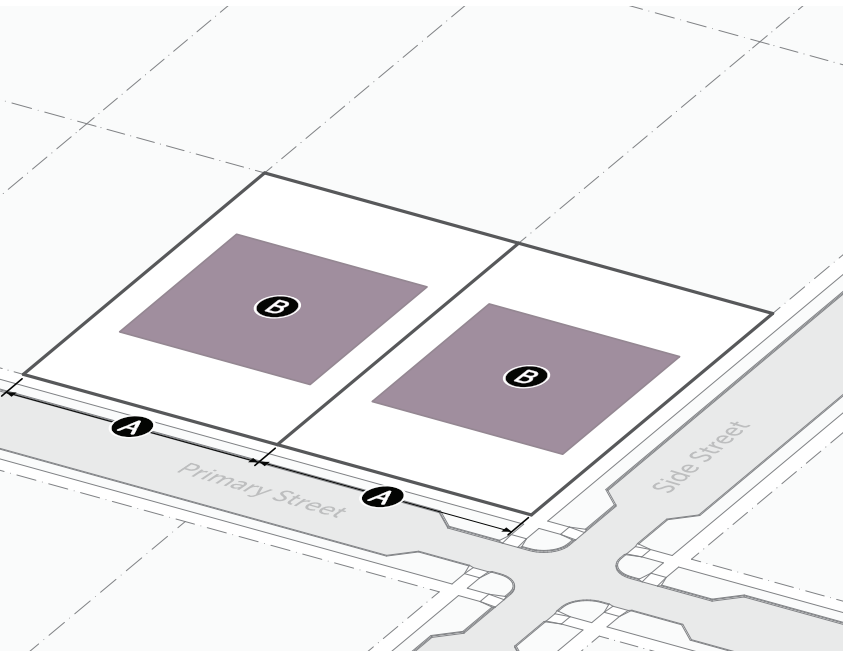
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RD-A RESIDENTIAL DETACHED LOW

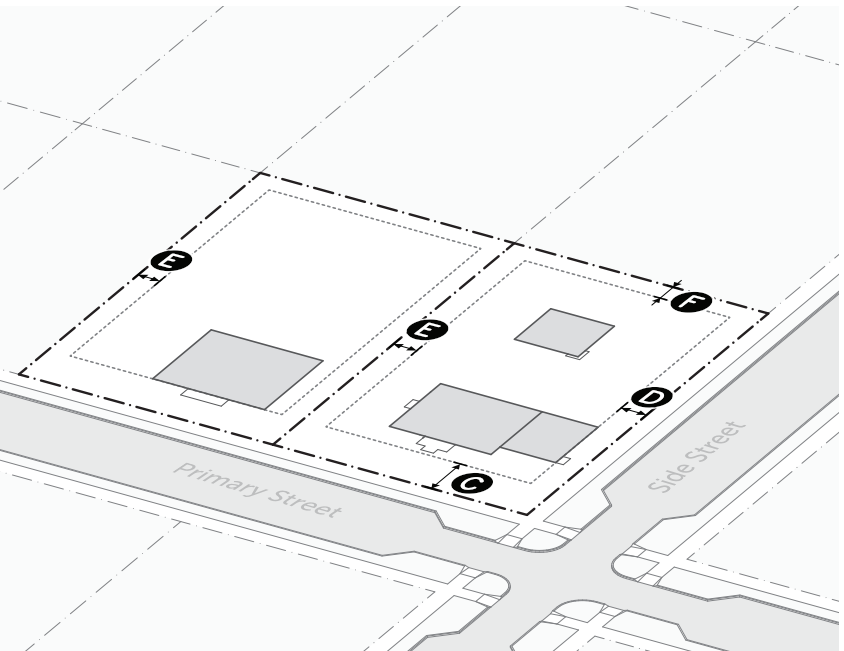


Allows up to **2 units & an ADU** on a lot no less than **90 FT wide**, includes **single-family detached houses, & duplexes**

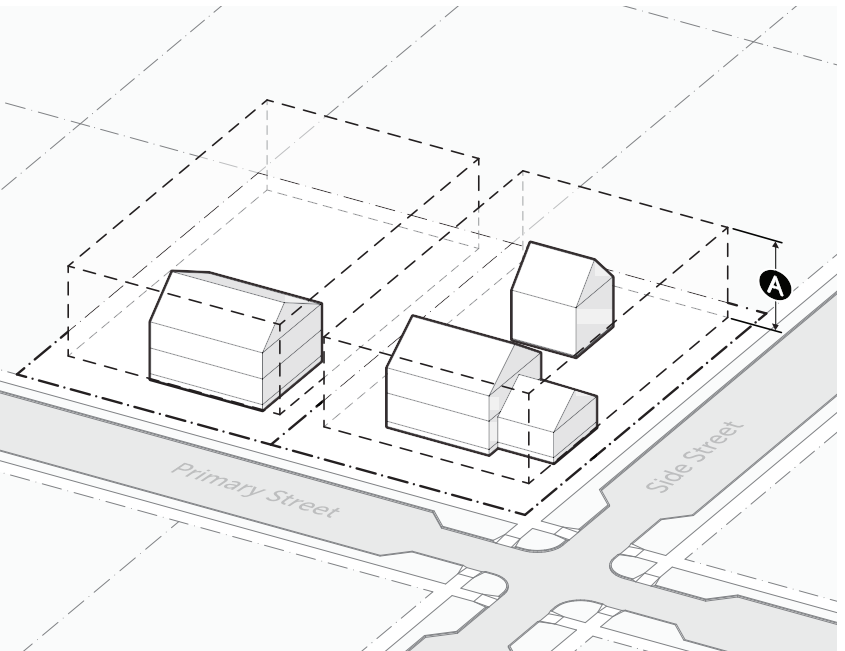
Permite hasta 2 unidades y una unidad de vivienda accesoria en un lote de no menos de 90 pies de largo, incluye casas unifamiliares no adosadas, y dúplex



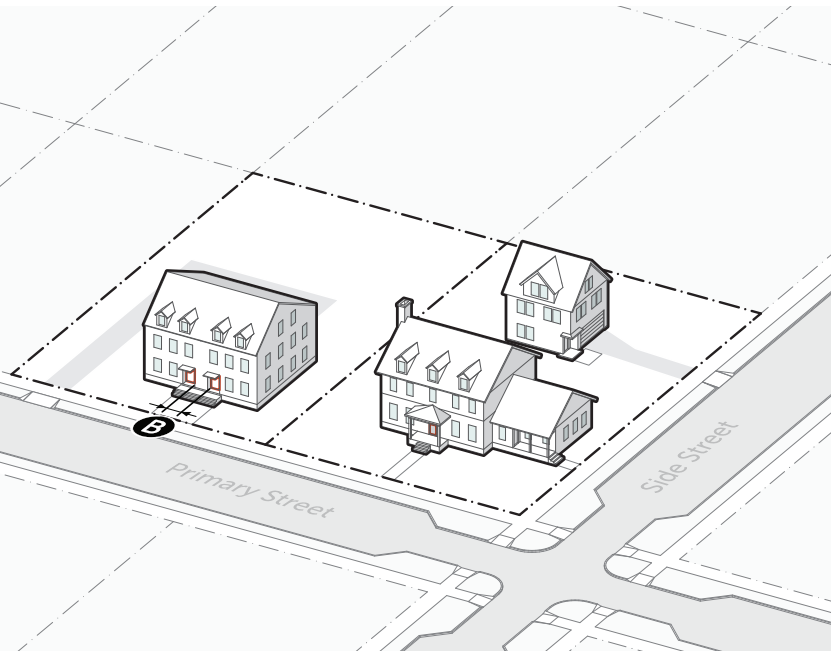
1. Lot Size		Sec. 2.6.2
A Lot width (min)		90'
2. Dwelling Units		Sec. 2.6.3
Dwelling units per lot (max)		2 plus ADU
3. Coverage		Sec. 2.6.4
B Building coverage (max)		40%
Amenity space (min)		n/a



4. Building Setbacks		Sec. 2.6.5
C Primary street (min)		Existing range or 20'
D Side street (min)		10'
E Side (min)		9'
F Rear (min)		9'
Alley (min)		3'
5. Build-to		Sec. 2.6.6
Primary street (min)		n/a
Side street (min)		n/a
6. Parking Location		Sec. 2.6.7
Parking setback (min)		n/a
Parking between building & street		Allowed

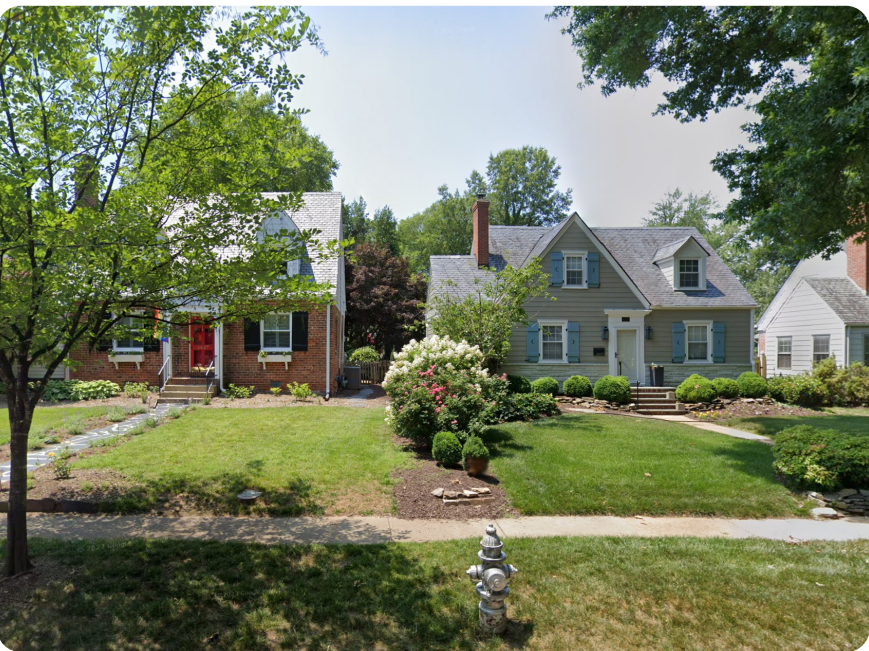


1. Massing		Sec. 2.6.8
A Building height (max)		3 stories/35'
Building width (max)		n/a
2. Active Depth		Sec. 2.6.9
Primary street (min)		n/a
Side street (min)		n/a
3. Ground Story		Sec. 2.6.10
Ground story height (min)		n/a
Finished floor elevation (min/max)		n/a



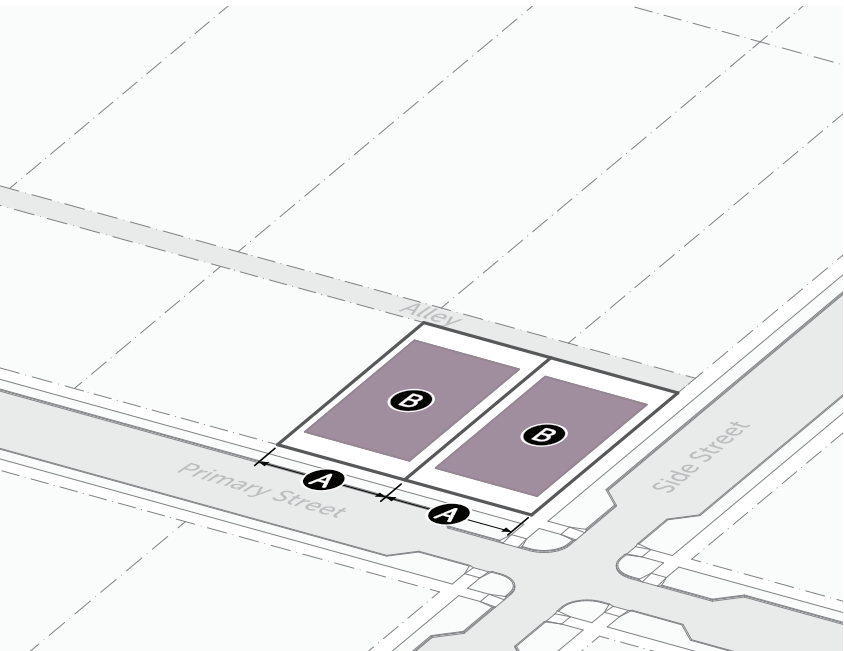
			Primary St.	Side St.
4. Windows		Sec. 2.6.11		
C Ground story (min)		n/a	n/a	n/a
D Upper story (min)		n/a	n/a	n/a
E Blank wall width (max)		n/a	n/a	n/a
5. Doors		Sec. 2.6.12		
F Street-facing entry spacing (max)		100'	n/a	n/a

RD-B RESIDENTIAL DETACHED MEDIUM

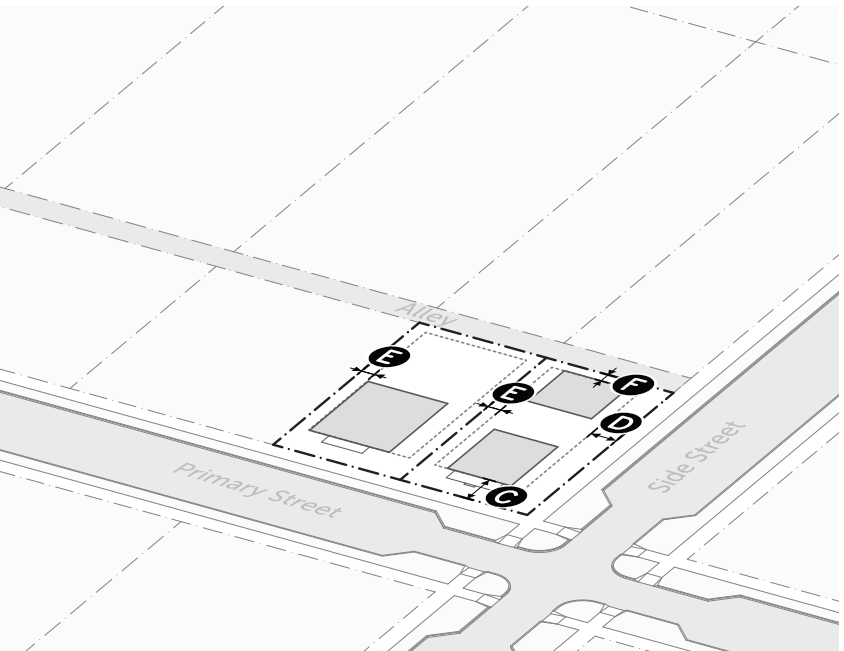


Allows up to **2 units & an ADU** on a lot no less than **50 FT wide**, includes **single-family detached houses, & duplexes**

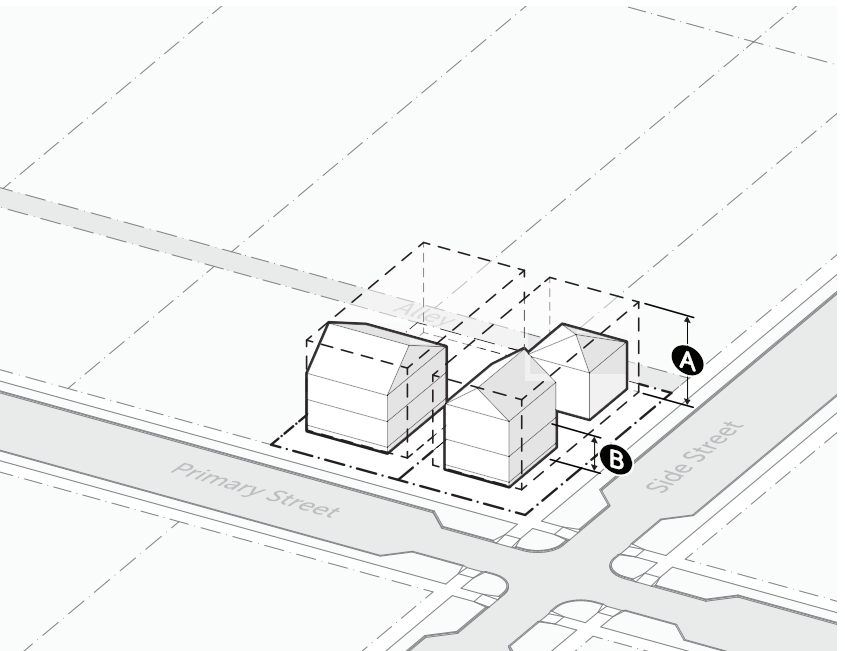
Permite hasta 2 unidades y una unidad de vivienda accesoria en un lote de no menos de 50 pies de largo, incluye casas unifamiliares no adosadas, y dúplex



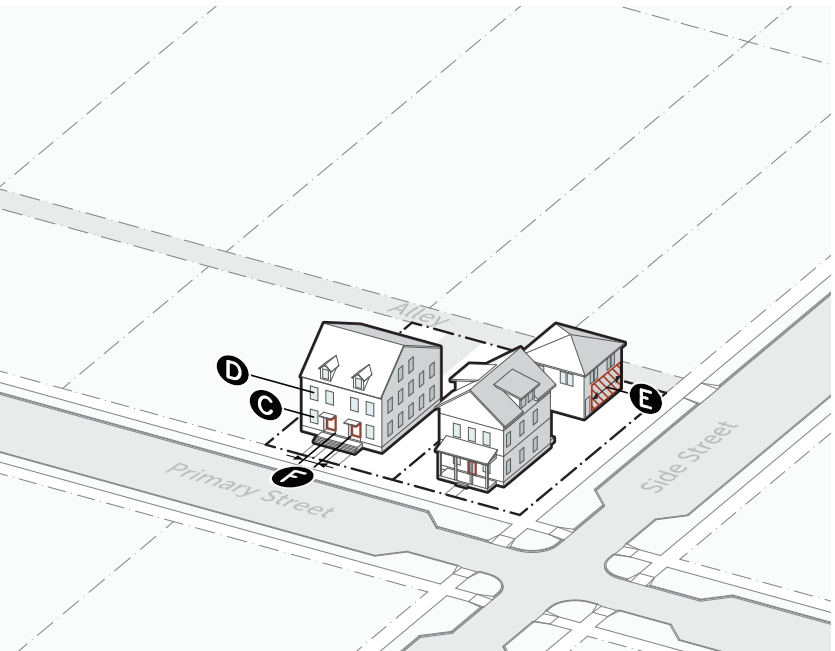
1. Lot Size		Sec. 2.6.2
A Lot width (min)		50'
2. Dwelling Units		Sec. 2.6.3
Dwelling units per lot (max)		2 plus ADU
3. Coverage		Sec. 2.6.4
B Building coverage (max)		60%
Amenity space (min)		n/a



4. Building Setbacks		Sec. 2.6.5
C Primary street (min)		Existing range or 20'
D Side street (min)		10'
E Side (min)		5'
F Rear (min)		5'
Alley (min)		3'
5. Build-to		Sec. 2.6.6
Primary street (min)		n/a
Side street (min)		n/a
6. Parking Location		Sec. 2.6.7
Parking setback (min)		n/a
Parking between building & street		Allowed



1. Massing		Sec. 2.6.8
A Building height (max)		3 stories/35'
Building width (max)		n/a
2. Active Depth		Sec. 2.6.9
Primary street (min)		n/a
Side street (min)		n/a
3. Ground Story		Sec. 2.6.10
B Ground story height (min)		9'
Finished floor elevation (min/max)		0'/4'



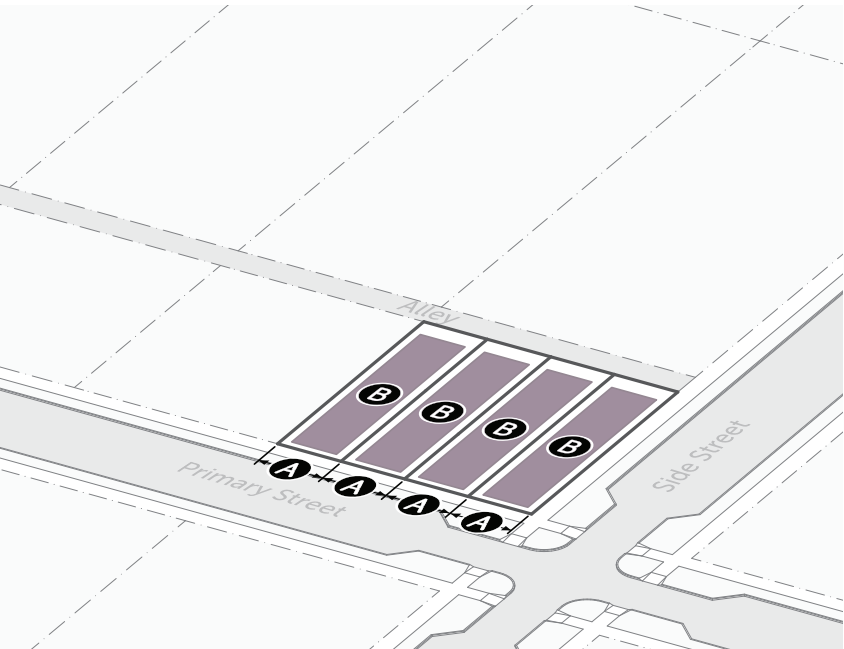
			Primary St.	Side St.
4. Windows		Sec. 2.6.11		
C Ground story (min)		15%	10%	10%
D Upper story (min)		10%	10%	10%
E Blank wall width (max)		20'	25'	25'
5. Doors		Sec. 2.6.12		
F Street-facing entry spacing (max)		100'	n/a	n/a

RD-C RESIDENTIAL DETACHED HIGH



Allows up to **2 units & an ADU** on a lot no less than **25 FT wide**, includes **single-family detached houses, & duplexes**

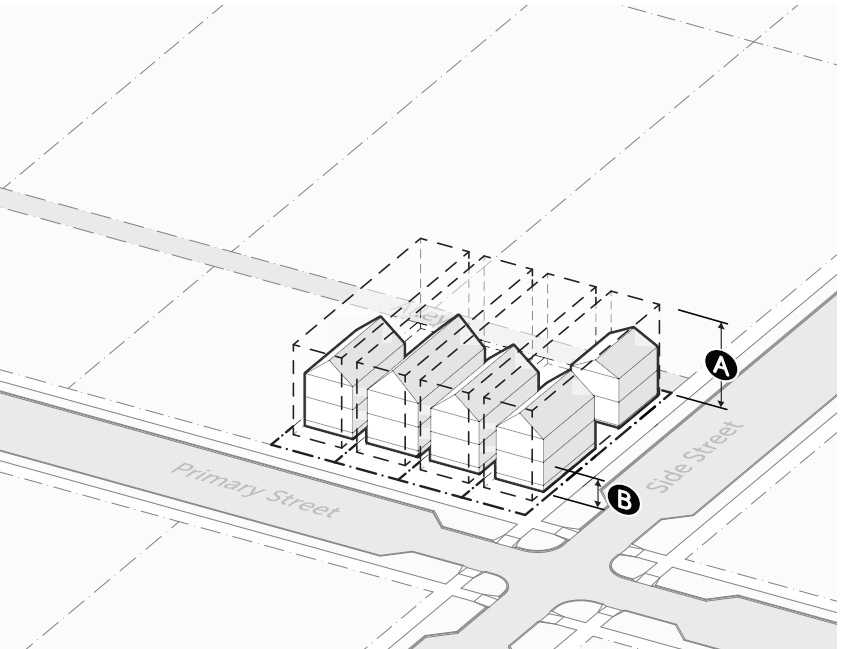
Permite hasta 2 unidades y una unidad de vivienda accesoria en un lote de no menos de 25 pies de largo, incluye casas unifamiliares no adosadas, y dúplex



1. Lot Size		Sec. 2.6.2
A Lot width (min)		25'
2. Dwelling Units		Sec. 2.6.3
Dwelling units per lot (max)		2 plus ADU
3. Coverage		Sec. 2.6.4
B Building coverage (max)		75%
Amenity space (min)		n/a



4. Building Setbacks		Sec. 2.6.5
C Primary street (min)		Existing range or 10'
D Side street (min)		0'
E Side (min)		3'
F Rear (min)		3'
Alley (min)		3'
5. Build-to		Sec. 2.6.6
Primary street (min)		n/a
Side street (min)		n/a
6. Parking Location		Sec. 2.6.7
Parking setback (min)		9'
Parking between building & street		Not allowed



1. Massing		Sec. 2.6.8
A Building height (max)		3 stories/35'
Building width (max)		n/a
2. Active Depth		Sec. 2.6.9
Primary street (min)		n/a
Side street (min)		n/a
3. Ground Story		Sec. 2.6.10
B Ground story height (min)		9'
Finished floor elevation (min/max)		0'/4'



			Primary St.	Side St.
4. Windows		Sec. 2.6.11		
C Ground story (min)		15%	10%	10%
D Upper story (min)		10%	10%	10%
E Blank wall width (max)		20'	25'	25'
5. Doors		Sec. 2.6.12		
F Street-facing entry spacing (max)		50'	n/a	n/a

RA-A RESIDENTIAL ATTACHED LOW

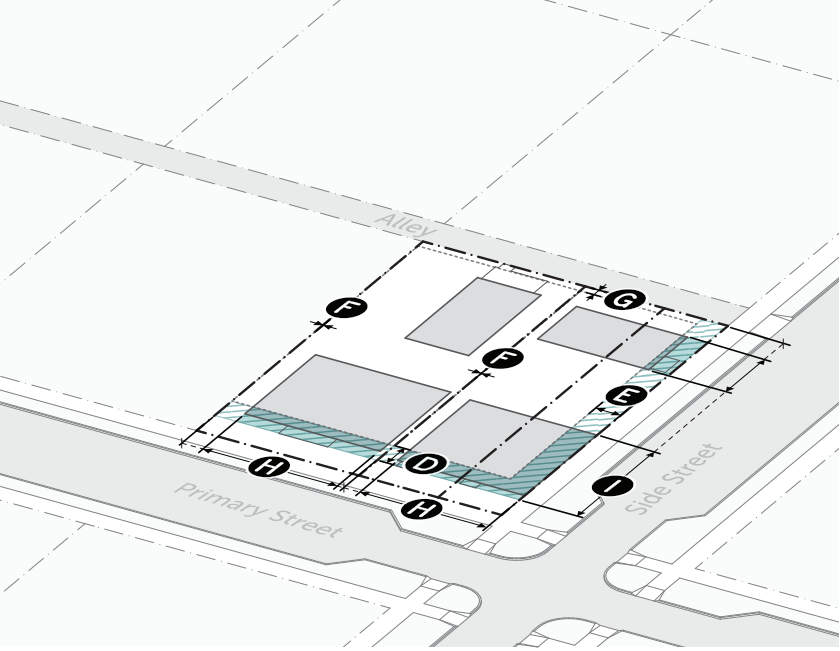


Allows up to **2 units & an ADU** on a lot, includes **single-family detached & attached, duplexes, & rowhouses**

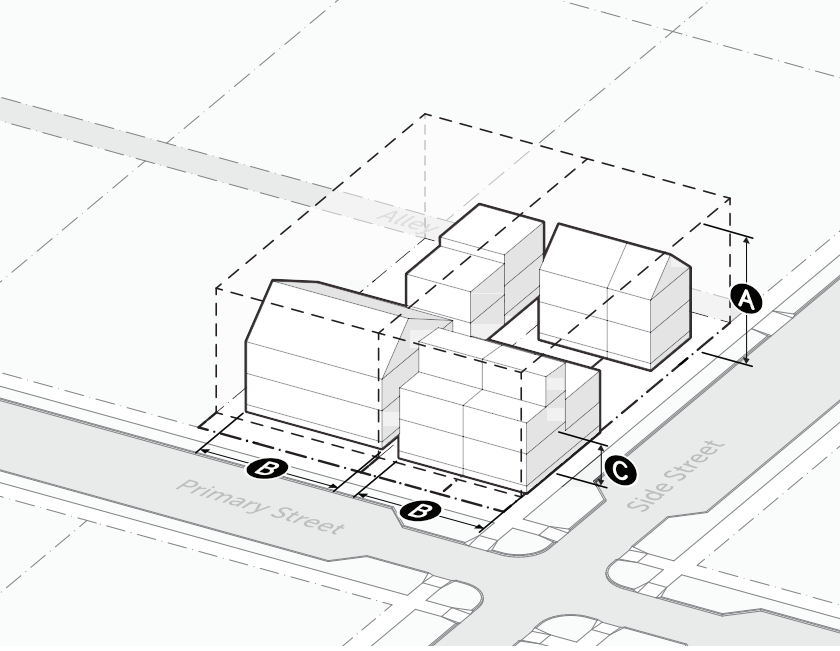
Permite hasta 2 unidades y una unidad de vivienda accesoria en un lote, incluye dúplex, casas estilo rowhouses (casas adjuntas), casas unifamiliares adosadas y no adosadas



1. Lot Size		Sec. 2.6.2
A Lot width (min)		0'
2. Dwelling Units		Sec. 2.6.3
Dwelling units per lot (max)		2 plus ADU
3. Coverage		Sec. 2.6.4
B Building coverage (max)		80%
C Amenity space (min)		10%



4. Building Setbacks		Sec. 2.6.5
D Primary street (min/max)		Existing range or 10'/20'
E Side street (min/max)		0'/10'
F Side (min)		0'
G Rear (min)		0'
H Alley (min)		3'
5. Build-to		Sec. 2.6.6
I Primary street (min)		70%
J Side street (min)		35%
6. Parking Location		Sec. 2.6.7
Parking setback (min)		9'
Parking between building & street		Not allowed



1. Massing		Sec. 2.6.8
A Building height (max)		3 stories/35'
B Building width (max)		75'
2. Active Depth		Sec. 2.6.9
Primary street (min)		n/a
Side street (min)		n/a
3. Ground Story		Sec. 2.6.10
C Ground story height (min)		10'
Finished floor elevation (min/max)		0'/4'



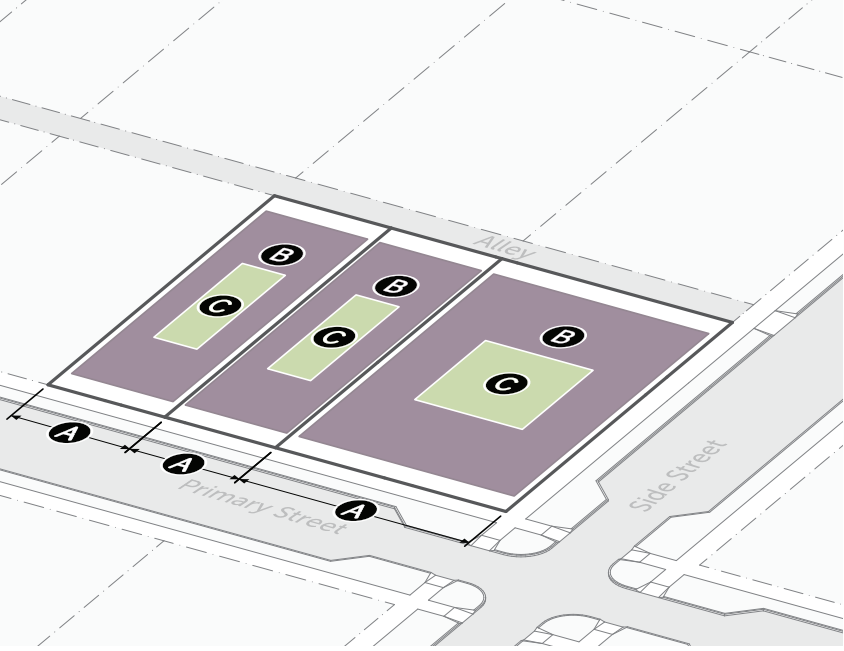
	Primary St.	Side St.
4. Windows		
	Sec. 2.6.11	
D Ground story (min)	15%	10%
E Upper story (min)	10%	10%
F Blank wall width (max)	20'	25'
5. Doors		
	Sec. 2.6.12	
G Street-facing entry spacing (max)	50'	n/a

RA-B RESIDENTIAL ATTACHED MEDIUM

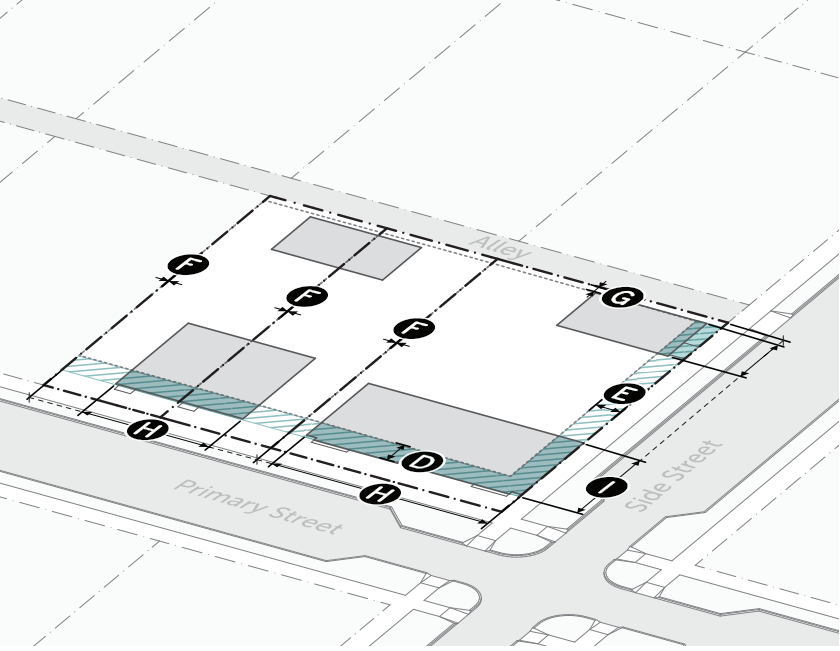


Allows up to **6 units in a building**, includes **single-family detached & attached, duplexes, rowhouses, & multiplexes**. Also allows limited **commercial**

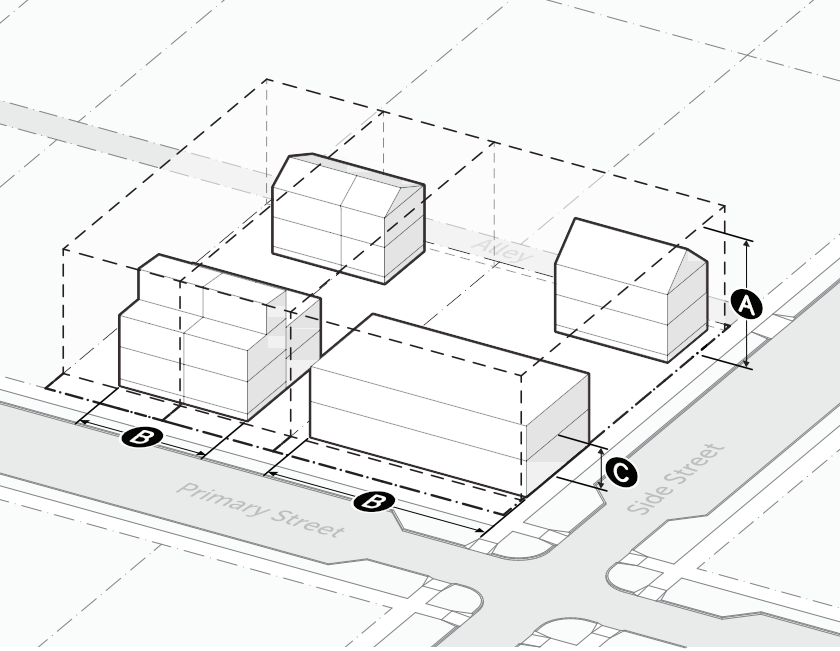
Permite hasta 6 unidades en un edificio, incluye dúplex, casas estilo rowhouses (casas adjuntas), multiplex de viviendas, casas unifamiliares adosadas y no adosadas



1. Lot Size		Sec. 2.6.2
A Lot width (min)		0'
2. Dwelling Units		Sec. 2.6.3
Dwelling units per building (max)		6
3. Coverage		Sec. 2.6.4
B Building coverage (max)		80%
C Amenity space (min)		10%



4. Building Setbacks		Sec. 2.6.5
D Primary street (min/max)		Existing range or 10'/20'
E Side street (min/max)		0'/10'
F Side (min)		0'
G Rear (min)		0'
H Alley (min)		3'
5. Build-to		Sec. 2.6.6
I Primary street (min)		70%
J Side street (min)		35%
6. Parking Location		Sec. 2.6.7
Parking setback (min)		9'
Parking between building & street		Not allowed



1. Massing		Sec. 2.6.8
A Building height (max)		3 stories/40'
B Building width (max)		100'
2. Active Depth		Sec. 2.6.9
Primary street (min)		n/a
Side street (min)		n/a
3. Ground Story		Sec. 2.6.10
C Ground story height (min)		10'
Finished floor elevation (min/max)		0'/4'



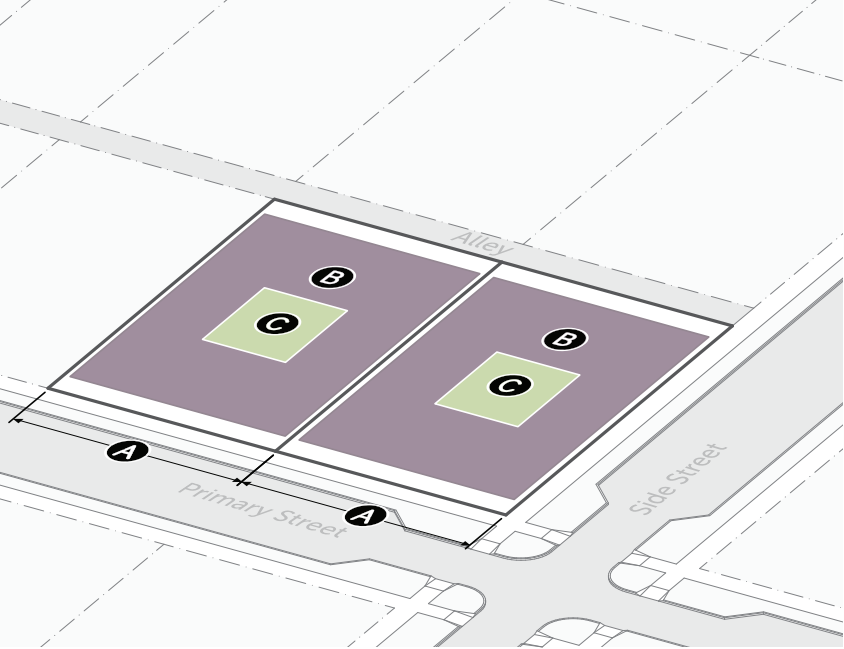
	Primary St.	Side St.
Sec. 2.6.11		
4. Windows		
D Ground story (min)	20%	15%
E Upper story (min)	15%	15%
F Blank wall width (max)	15'	20'
Sec. 2.6.12		
5. Doors		
G Street-facing entry spacing (max)	75'	n/a

RA-C RESIDENTIAL ATTACHED HIGH

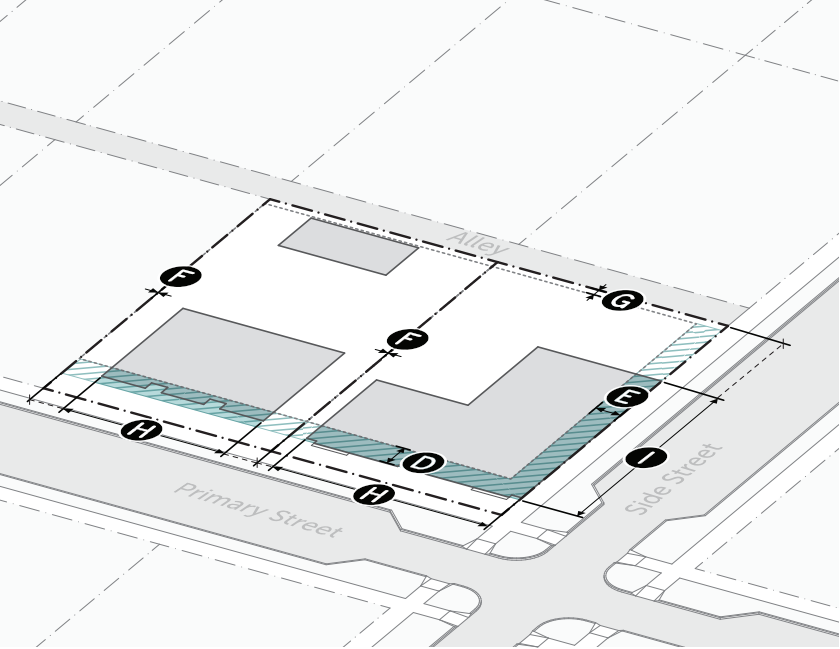


Allows up to **12 units in a building**, includes **single-family detached & attached, duplexes, rowhouses, stacked townhouses, multiplexes, and apartments**. Also allows limited **commercial**

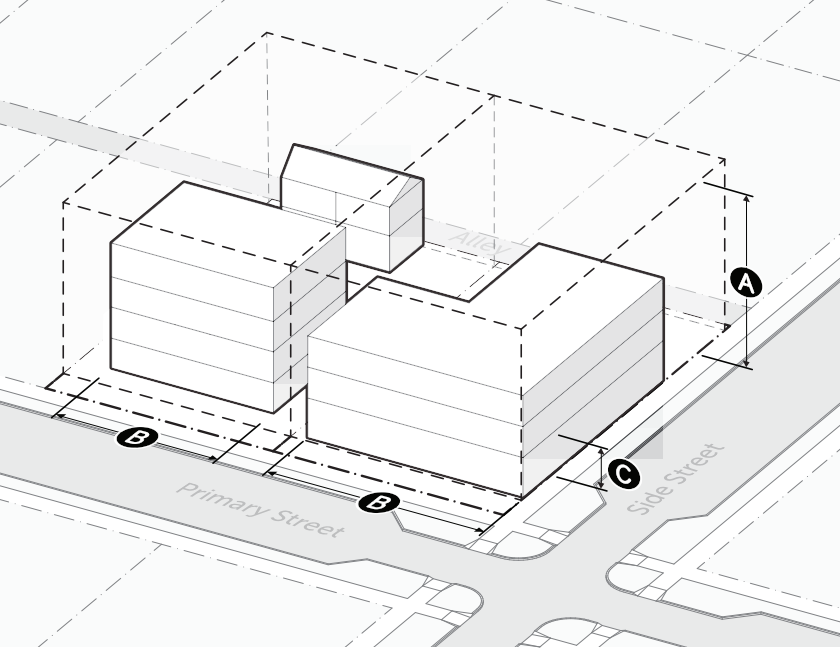
Permite hasta 12 unidades en un edificio, incluye dúplex y casas estilo rowhouses (casas adjuntas), multiplex de viviendas, apartamentos, casas unifamiliares adosadas y no adosadas. También permite uso comercial limitado.



1. Lot Size		Sec. 2.6.2
A Lot width (min)		0'
2. Dwelling Units		Sec. 2.6.3
Dwelling units per building (max)		12
3. Coverage		Sec. 2.6.4
B Building coverage (max)		80%
C Amenity space (min)		10%



4. Building Setbacks		Sec. 2.6.5
D Primary street (min/max)		Existing range or 10'/20'
E Side street (min/max)		0'/10'
F Side (min)		0'
G Rear (min)		0'
H Alley (min)		3'
5. Build-to		Sec. 2.6.6
I Primary street (min)		70%
J Side street (min)		35%
6. Parking Location		Sec. 2.6.7
Parking setback (min)		9'
Parking between building & street		Not allowed



1. Massing		Sec. 2.6.8
A Building height (max)		4 stories/50'
B Building width (max)		125'
2. Active Depth		Sec. 2.6.9
Primary street (min)		n/a
Side street (min)		n/a
3. Ground Story		Sec. 2.6.10
C Ground story height (min)		10'
Finished floor elevation (min/max)		0'/4'



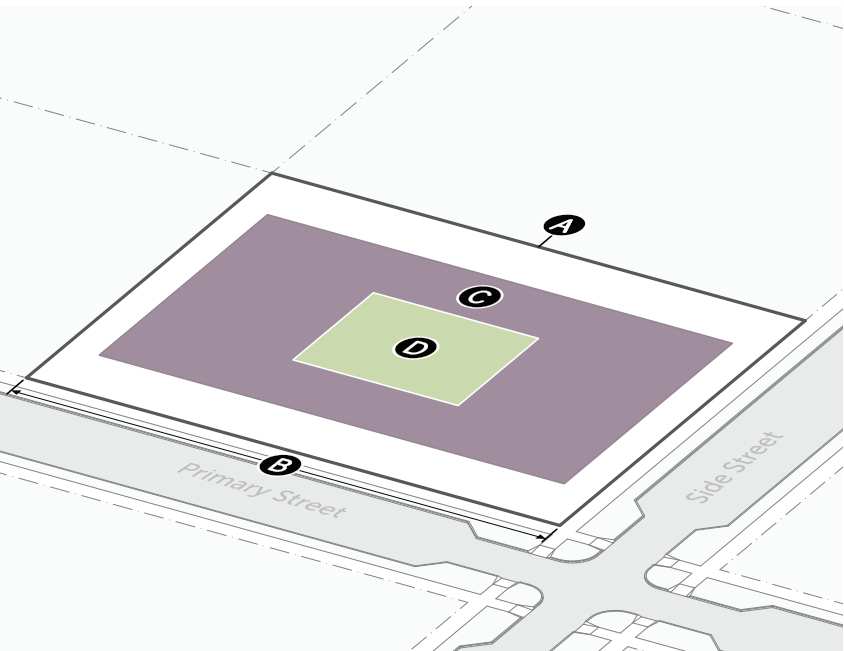
	Primary St.	Side St.
Sec. 2.6.11		
4. Windows		
D Ground story (min)	15%	10%
E Upper story (min)	10%	10%
F Blank wall width (max)	20'	25'
Sec. 2.6.12		
5. Doors		
G Street-facing entry spacing (max)	75'	n/a

RC RESIDENTIAL COTTAGE

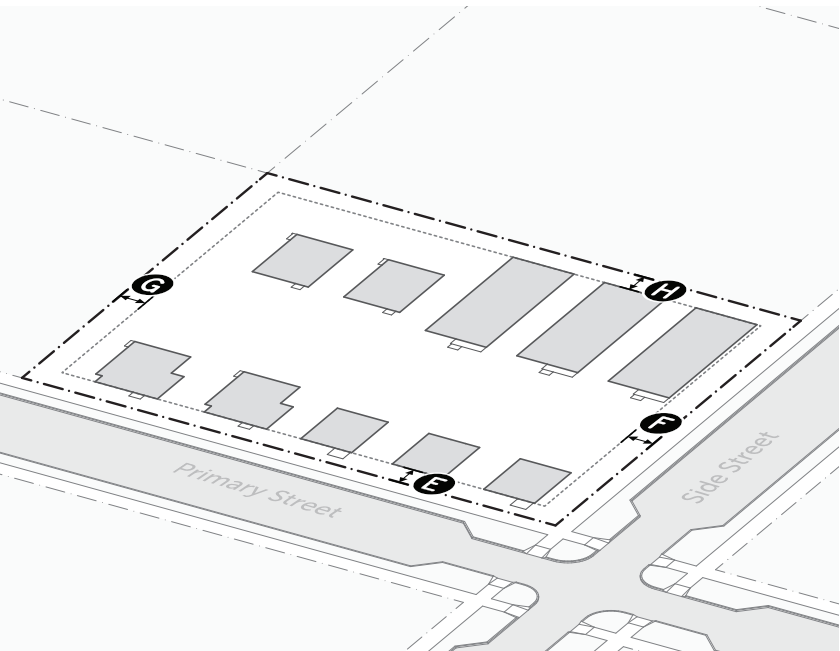


Clusters of **small detached houses** that could include **manufactured & tiny home parks & cottage courts** on a site no less than **20,000 sf.**

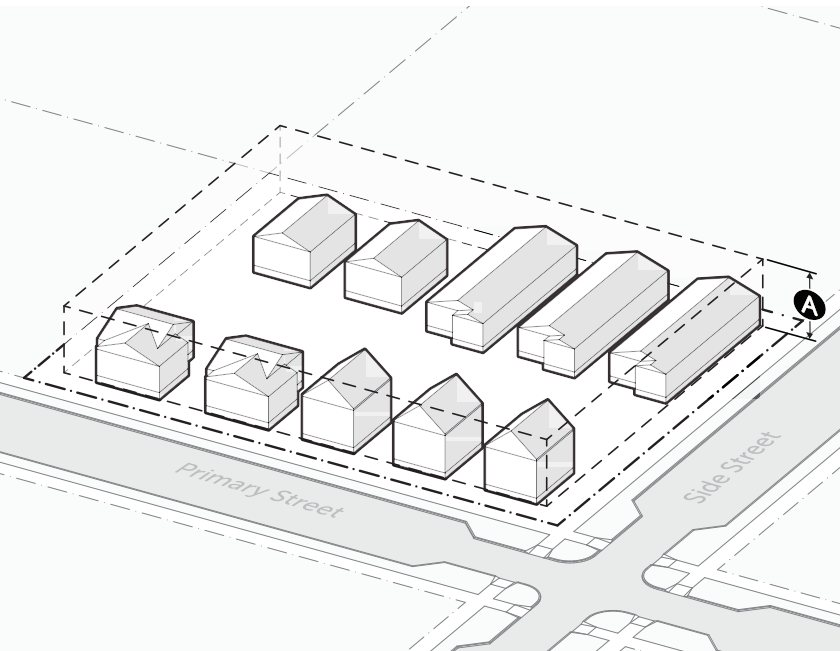
Grupos de *pequeñas casas unifamiliares no adosadas* que podrían incluir *pequeñas casas, casas prefabricadas y casas estilo cabañas* en un lote de no menos de **20,000 pies cuadrados**



1. Lot Size		Sec. 2.6.2
A Lot area (min)		20,000 SF
B Lot width (min)		100'
2. Dwelling Units		Sec. 2.6.3
Dwelling units per building (max)		1
3. Coverage		Sec. 2.6.4
C Building coverage (max)		60%
D Amenity space (min)		10%



4. Building Setbacks		Sec. 2.6.5
E Primary street (min)		10'
F Side street (min)		10'
G Side (min)		10'
H Rear (min)		10'
Alley (min)		3'
5. Build-to		Sec. 2.6.6
I Primary street (min)		n/a
J Side street (min)		n/a
6. Parking Location		Sec. 2.6.7
K Parking setback (min)		n/a
L Parking between building & street		Allowed



1. Massing		Sec. 2.6.8
A Building height (max)		1.5 stories/18'
B Building width (max)		n/a
C Building floor area (max)		1,200 SF
2. Active Depth		Sec. 2.6.9
D Primary street (min)		n/a
E Side street (min)		n/a
3. Ground Story		Sec. 2.6.10
F Ground story height (min)		n/a
G Finished floor elevation (min/max)		n/a



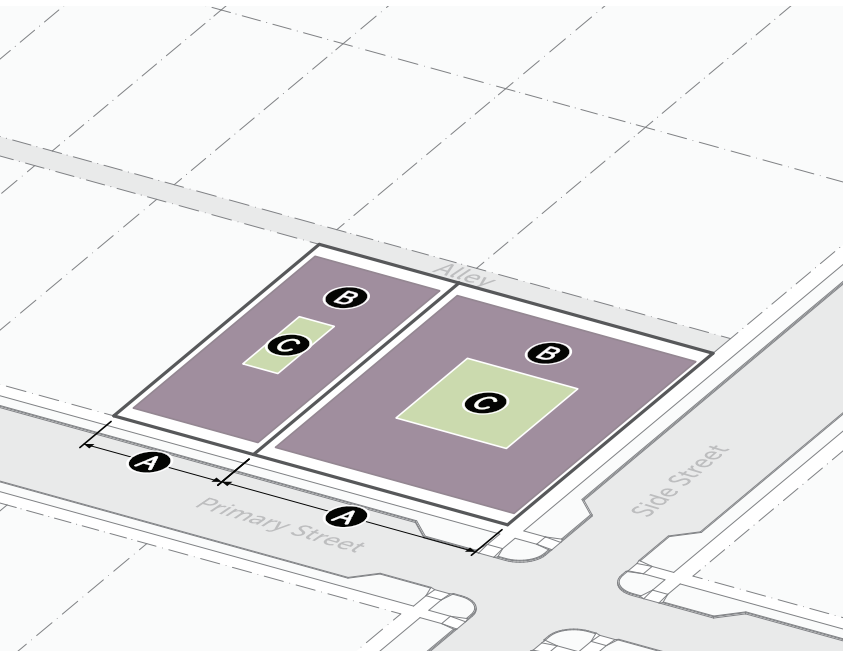
4. Windows		Primary St.	Side St.
		Sec. 2.6.11	
H Ground story (min)		n/a	n/a
I Upper story (min)		n/a	n/a
J Blank wall width (max)		n/a	n/a
5. Doors		Sec. 2.6.12	
K Street-facing entry spacing (max)		n/a	n/a

RX-4 RESIDENTIAL MIXED USE 4

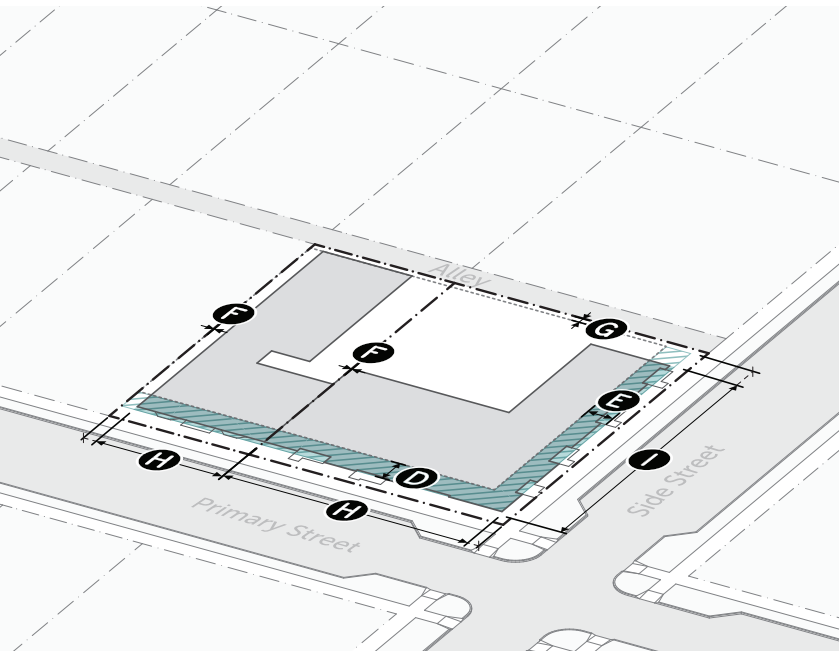


Allows up to a **4-story residential building**, includes **single-family detached & attached, duplexes, rowhouses, stacked townhouses, multiplexes, and apartments.** Also allows limited **commercial**

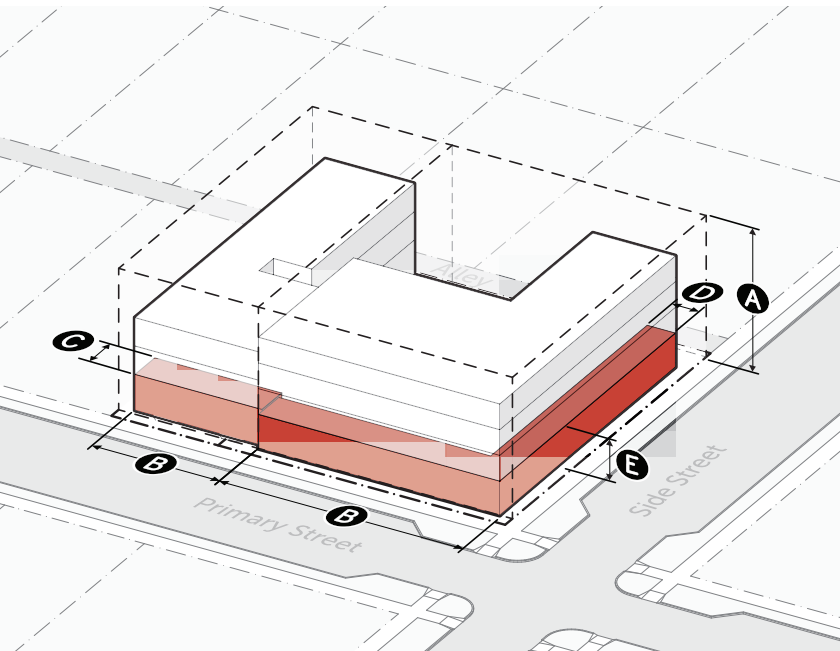
Permite un edificio *residencial de hasta 4 pisos*, incluye *dúplex y casas estilo rowhouses (casas adjuntas), casas apiladas (townhouses), multiplex de viviendas, apartamentos pequeños, casas unifamiliares adosadas y no adosadas.* También permite un *área comercial limitada*



1. Lot Size		Sec. 2.6.2
A Lot width (min)		0'
2. Dwelling Units		Sec. 2.6.3
Dwelling units per building (max)		n/a
3. Coverage		Sec. 2.6.4
B Building coverage (max)		80%
C Amenity space (min)		15%



4. Building Setbacks		Sec. 2.6.5
D Primary street (min/max)		5'/15'
E Side street (min/max)		5'/15'
F Side (min)		0'
G Rear (min)		0'
H Alley (min)		3'
5. Build-to		Sec. 2.6.6
I Primary street (min)		70%
J Side street (min)		35%
6. Parking Location		Sec. 2.6.7
K Parking setback (min)		n/a
L Parking between building & street		Not allowed



1. Massing		Sec. 2.6.8
A Building height (max)		4 stories/55'
B Building width (max)		175'
2. Active Depth		Sec. 2.6.9
C Primary street (min)		9'
D Side street (min)		9'
3. Ground Story		Sec. 2.6.10
E Ground story height (min)		
Residential		10'
Nonresidential		12'
Finished floor elevation (min/max)		-2'/4'



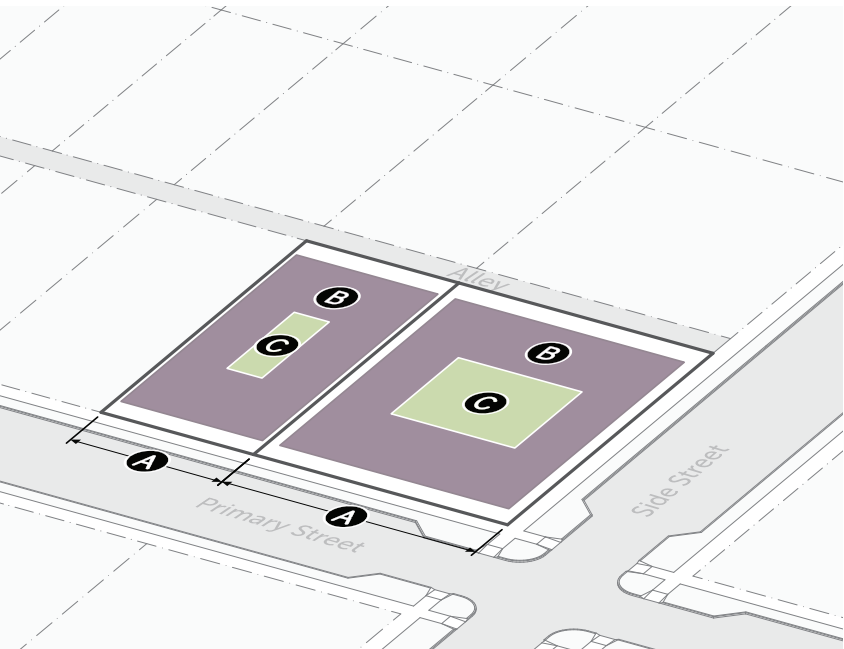
4. Windows		Primary St.	Side St.
		Sec. 2.6.11	
F Ground story (min)			
Residential		20%	20%
Nonresidential		40%	20%
G Upper story (min)		15%	15%
H Blank wall width (max)		15'	25'
5. Doors		Sec. 2.6.12	
I Street-facing entry spacing (max)		50'	75'

RX-6 RESIDENTIAL MIXED USE 6

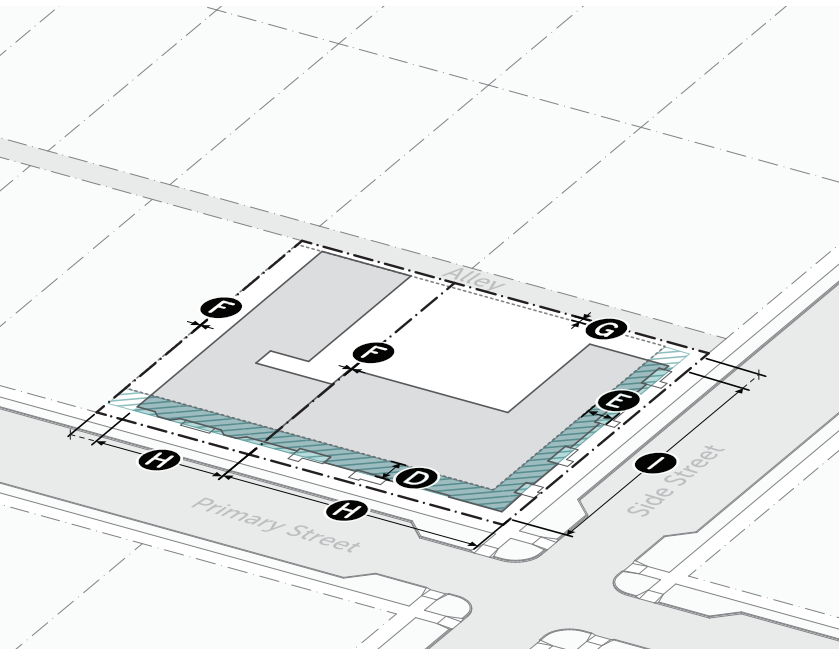


Allows up to a **6-story residential building**, includes **single-family attached, duplexes, rowhouses, stacked townhouses, multiplexes, and apartments.** Also allows limited **commercial**

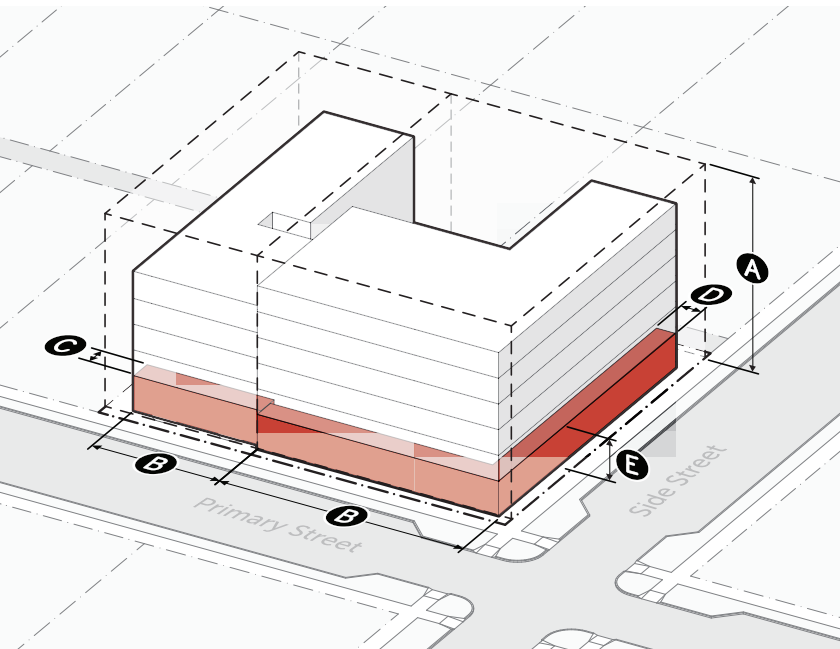
Permite un edificio *residencial de hasta 6 pisos*, incluye *dúplex y casas estilo rowhouses (casas adjuntas), casas apiladas (townhouses), multiplex de viviendas, apartamentos pequeños, casas unifamiliares adosadas.* También permite un *área comercial limitada*



1. Lot Size		Sec. 2.6.2
A Lot width (min)		0'
2. Dwelling Units		Sec. 2.6.3
Dwelling units per building (max)		n/a
3. Coverage		Sec. 2.6.4
B Building coverage (max)		80%
C Amenity space (min)		15%



4. Building Setbacks		Sec. 2.6.5
D Primary street (min/max)		5'/15'
E Side street (min/max)		5'/15'
F Side (min)		0'
G Rear (min)		0'
H Alley (min)		3'
5. Build-to		Sec. 2.6.6
I Primary street (min)		70%
J Side street (min)		35%
6. Parking Location		Sec. 2.6.7
K Parking setback (min)		n/a
L Parking between building & street		Not allowed



1. Massing		Sec. 2.6.8
A Building height (max)		6 stories/75'
B Building width (max)		200'
2. Active Depth		Sec. 2.6.9
C Primary street (min)		9'
D Side street (min)		9'
3. Ground Story		Sec. 2.6.10
E Ground story height (min)		
Residential		10'
Nonresidential		12'
Finished floor elevation (min/max)		-2'/4'



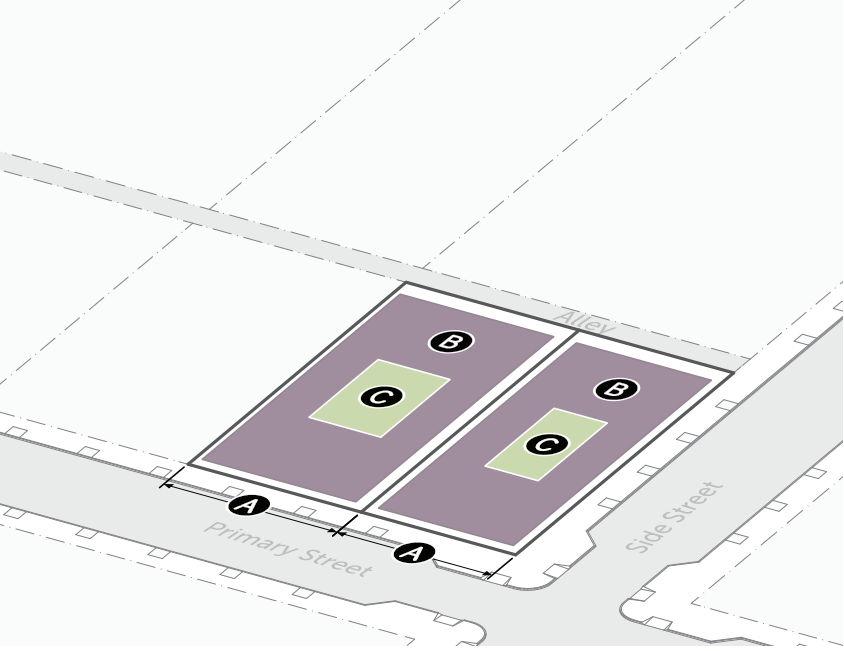
4. Windows		Primary St.	Side St.
		Sec. 2.6.11	
F Ground story (min)			
Residential		20%	20%
Nonresidential		40%	20%
G Upper story (min)		15%	15%
H Blank wall width (max)		15'	25'
5. Doors		Sec. 2.6.12	
I Street-facing entry spacing (max)		50'	75'

MX-3 MIXED USE 3

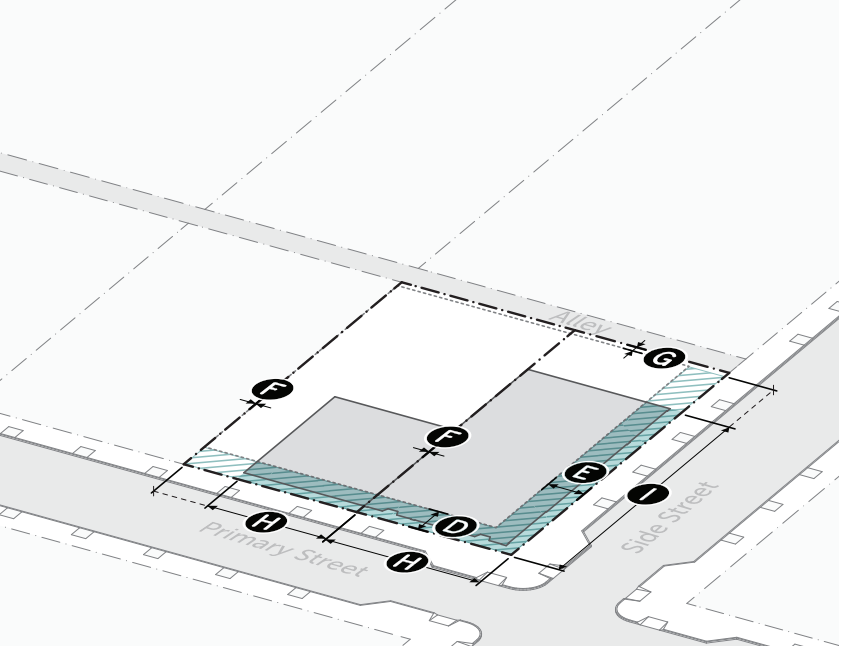


Allows up to a **3-story residential, commercial or mixed use building.** Also includes **rowhouses, stacked townhouses, multiplexes, and apartments**

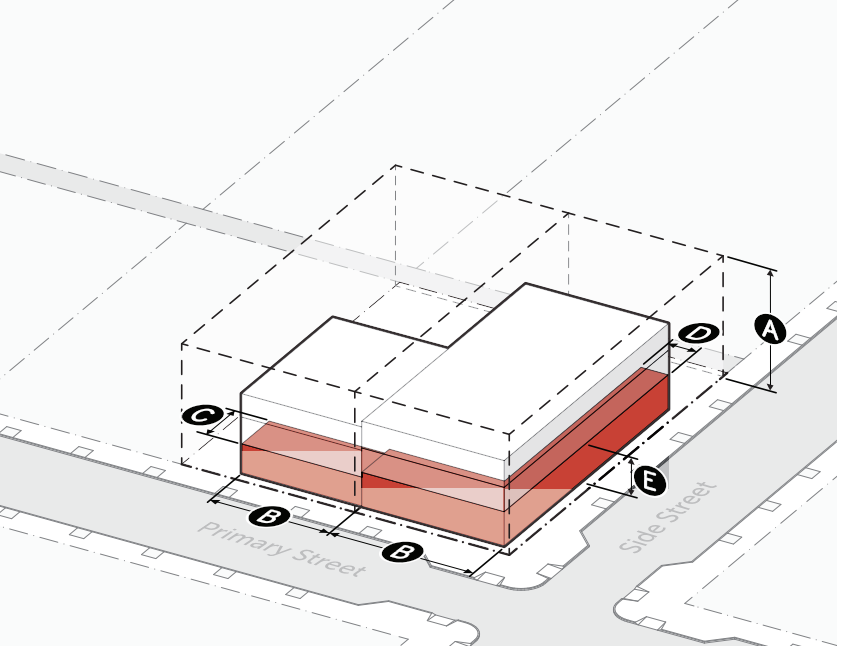
Permite un edificio de hasta 3 pisos de uso residencial, comercial o de uso mixto. También incluye rowhouses (casas adjuntas), casas apiladas (townhouses), multiplex de viviendas y apartamentos



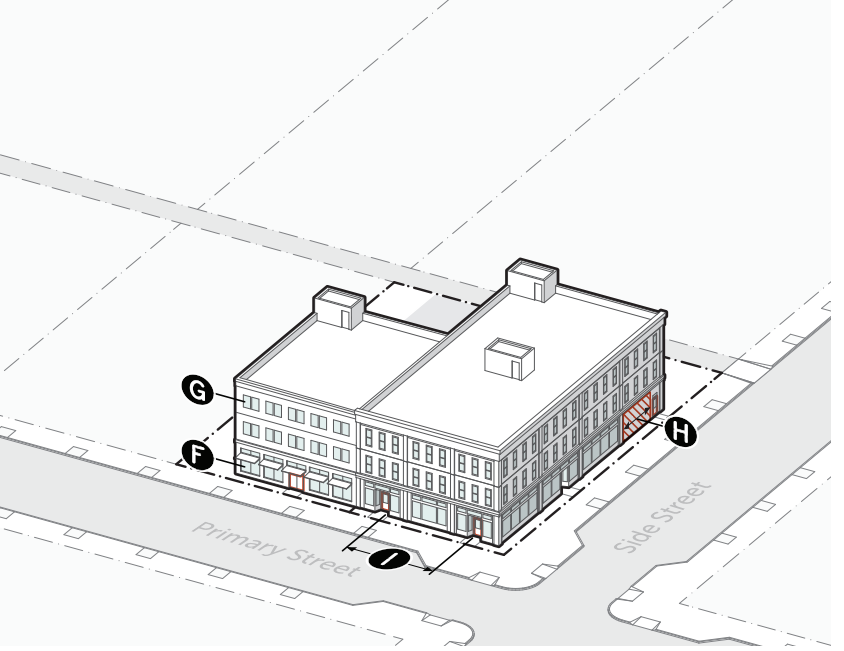
1. Lot Size		Sec. 2.6.2
A Lot width (min)		0'
2. Dwelling Units		Sec. 2.6.3
Dwelling units per building (max)		n/a
3. Coverage		Sec. 2.6.4
B Building coverage (max)		80%
C Amenity space (min)		15%



4. Building Setbacks		Sec. 2.6.5
D Primary street (min/max)		0'/15'
E Side street (min/max)		0'/15'
F Side (min)		0'
G Rear (min)		0'
H Alley (min)		3'
5. Build-to		Sec. 2.6.6
I Primary street (min)		80%
J Side street (min)		40%
6. Parking Location		Sec. 2.6.7
Parking setback (min)		n/a
Parking between building & street		Not allowed



1. Massing		Sec. 2.6.8
A Building height (max)		3 stories/45'
B Building width (max)		175'
2. Active Depth		Sec. 2.6.9
C Primary street (min)		20'
D Side street (min)		9'
3. Ground Story		Sec. 2.6.10
E Ground story height (min)		Residential 10'
		Nonresidential 12'
Finished floor elevation (min/max)		-2'/4'



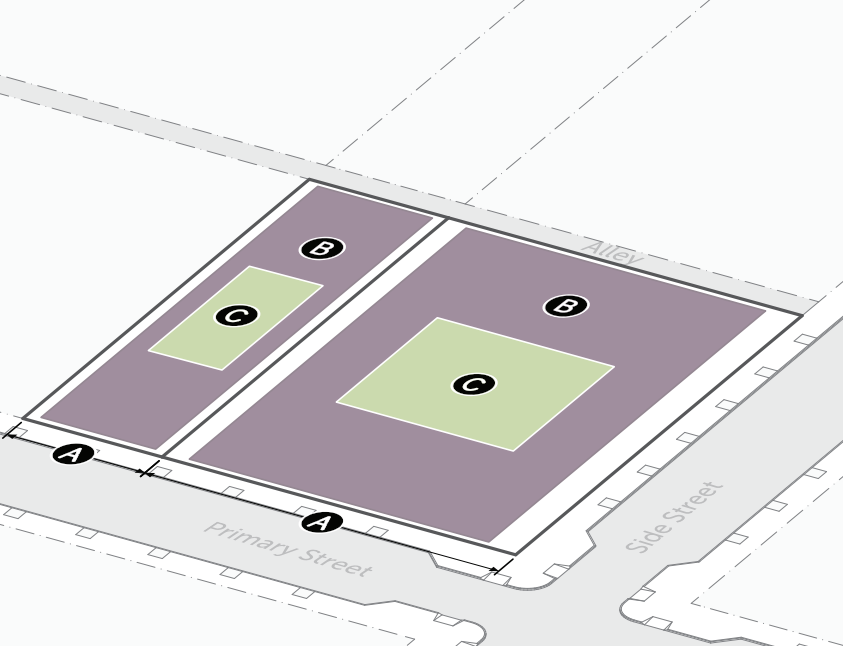
4. Windows		Primary St.	Side St.
		Sec. 2.6.11	
F Ground story (min)			
Residential		20%	20%
Nonresidential		50%	30%
G Upper story (min)		15%	15%
H Blank wall width (max)		15'	25'
5. Doors		Sec. 2.6.12	
I Street-facing entry spacing (max)		40'	60'

MX-6 MIXED USE 6

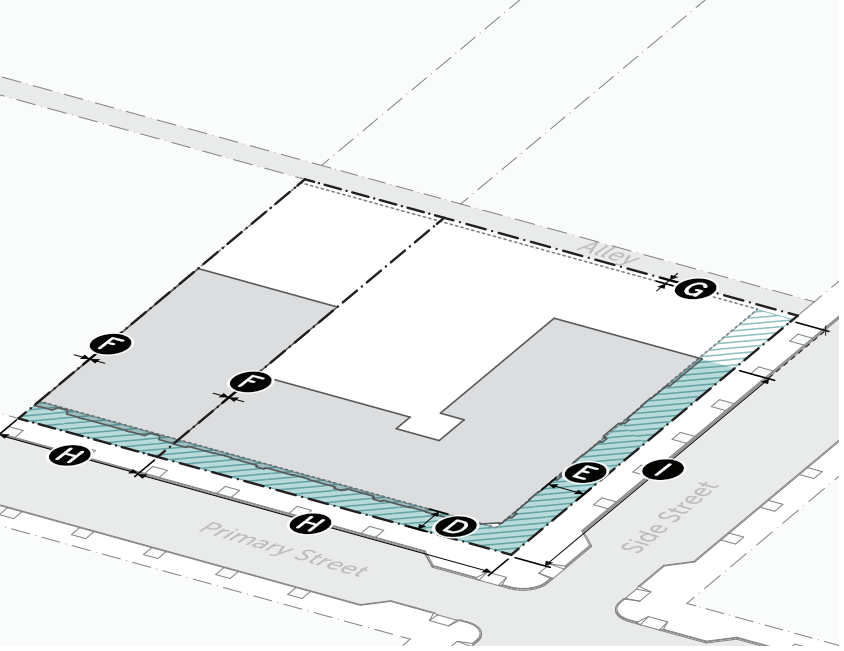


Allows up to a **6-story residential, commercial or mixed use building.** Also includes **rowhouses, stacked townhouses, multiplexes, and apartments**

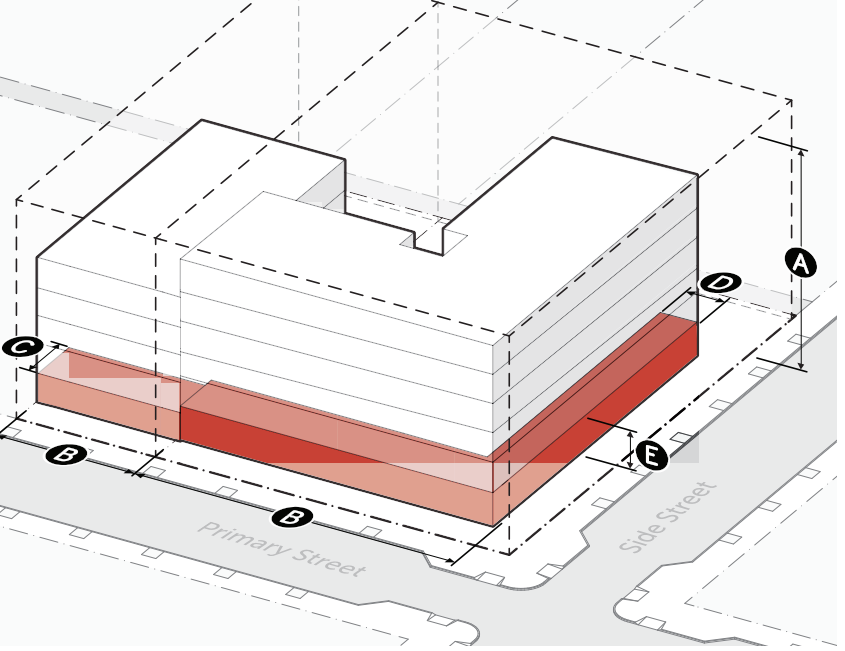
Permite un edificio de hasta 6 pisos de uso residencial, comercial o de uso mixto. También incluye rowhouses (casas adjuntas), casas apiladas (townhouses), multiplex de viviendas y apartamentos



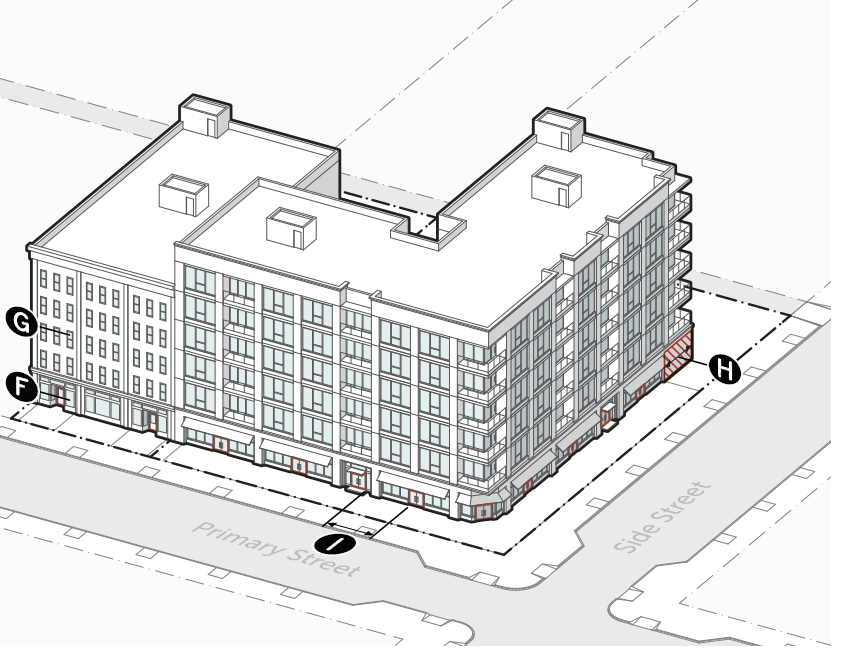
1. Lot Size		Sec. 2.6.2
A Lot width (min)		0'
2. Dwelling Units		Sec. 2.6.3
Dwelling units per building (max)		n/a
3. Coverage		Sec. 2.6.4
B Building coverage (max)		80%
C Amenity space (min)		15%



4. Building Setbacks		Sec. 2.6.5
D Primary street (min/max)		0'/15'
E Side street (min/max)		0'/15'
F Side (min)		0'
G Rear (min)		0'
H Alley (min)		3'
5. Build-to		Sec. 2.6.6
I Primary street (min)		80%
J Side street (min)		40%
6. Parking Location		Sec. 2.6.7
Parking setback (min)		n/a
Parking between building & street		Not allowed



1. Massing		Sec. 2.6.8
A Building height (max)		6 stories/90'
B Building width (max)		200'
2. Active Depth		Sec. 2.6.9
C Primary street (min)		20'
D Side street (min)		9'
3. Ground Story		Sec. 2.6.10
E Ground story height (min)		Residential 10'
		Nonresidential 12'
Finished floor elevation (min/max)		-2'/4'



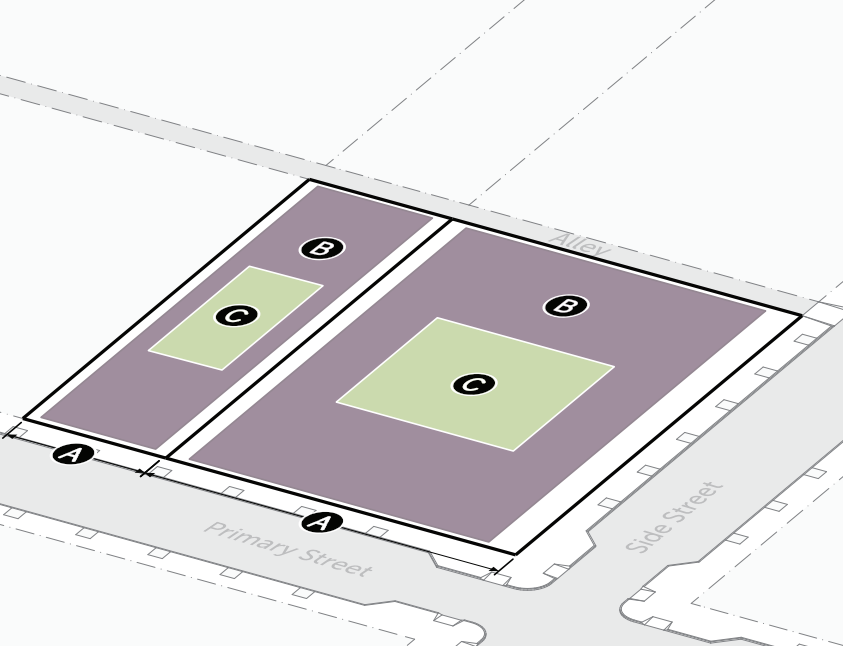
4. Windows		Primary St.	Side St.
		Sec. 2.6.11	
F Ground story (min)			
Residential		20%	20%
Nonresidential		50%	30%
G Upper story (min)		15%	15%
H Blank wall width (max)		15'	25'
5. Doors		Sec. 2.6.12	
I Street-facing entry spacing (max)		40'	60'

MX-8 MIXED USE 8

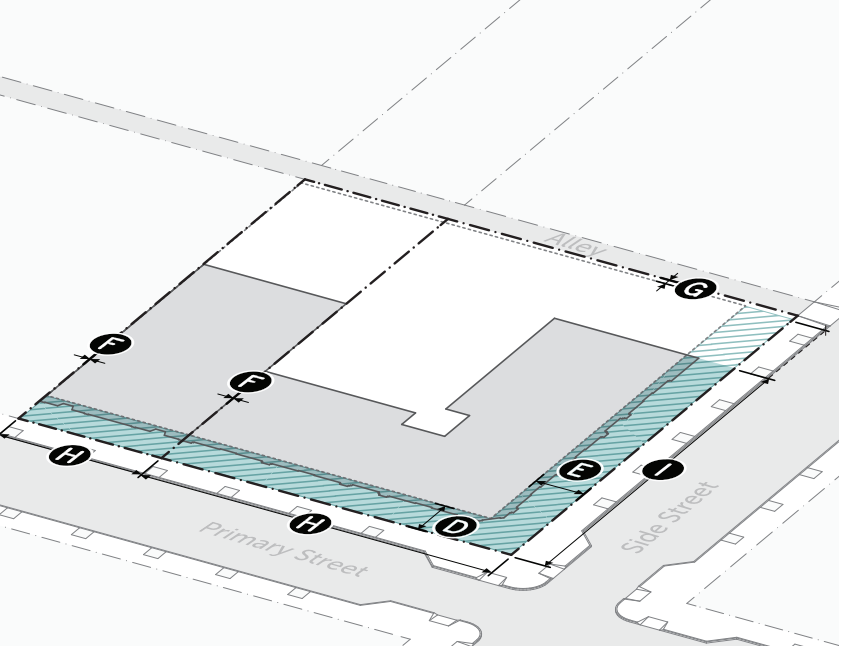


Allows up to an **8-story residential, commercial or mixed use building.** Also includes **rowhouses, stacked townhouses, multiplexes, and apartments**

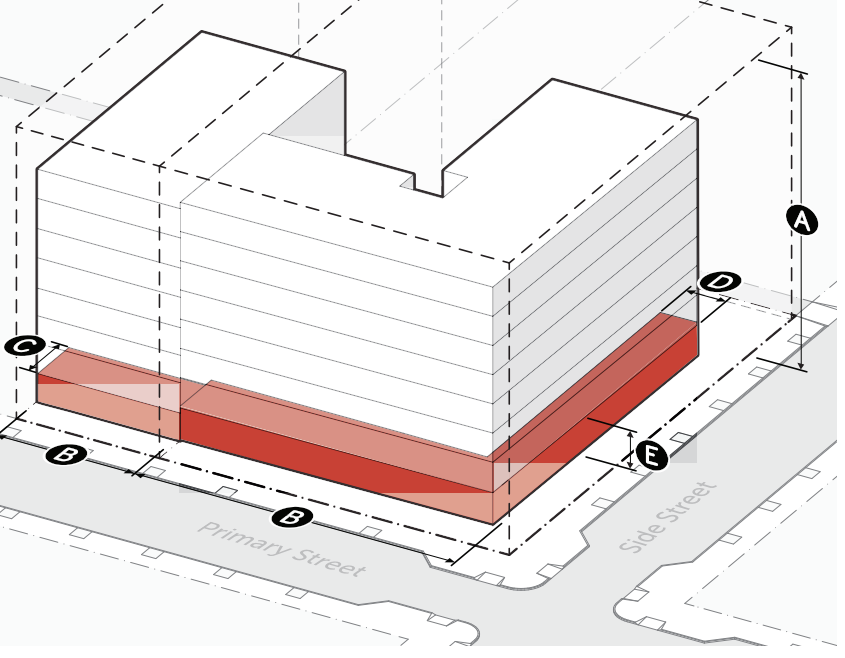
Permite un edificio de hasta 8 pisos de uso residencial, comercial o de uso mixto. También incluye rowhouses (casas adjuntas), casas apiladas (townhouses), multiplex de viviendas y apartamentos



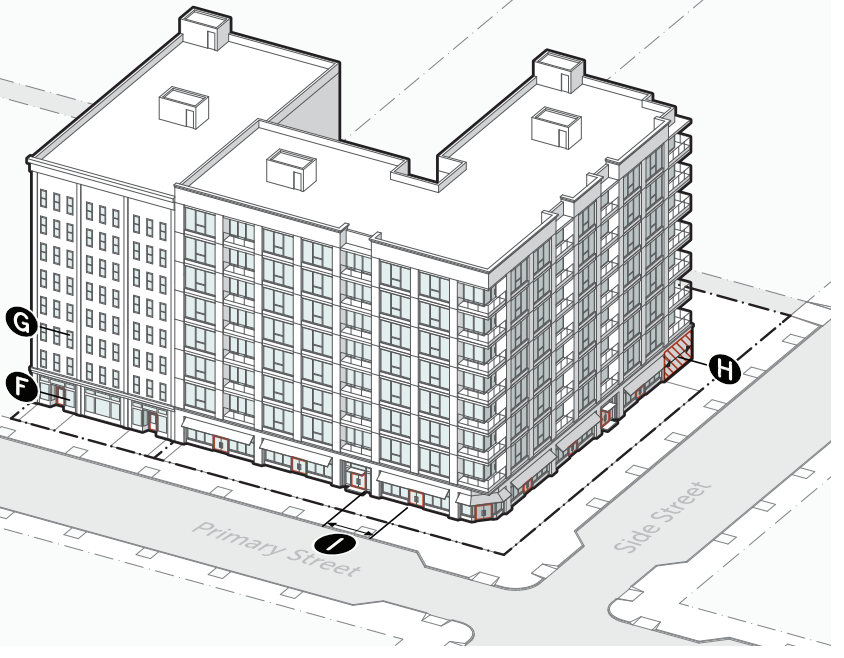
1. Lot Size		Sec. 2.6.2
A Lot width (min)		0'
2. Dwelling Units		Sec. 2.6.3
Dwelling units per building (max)		n/a
3. Coverage		Sec. 2.6.4
B Building coverage (max)		80%
C Amenity space (min)		15%



4. Building Setbacks		Sec. 2.6.5
D Primary street (min/max)		0'/20'
E Side street (min/max)		0'/20'
F Side (min)		0'
G Rear (min)		0'
H Alley (min)		3'
5. Build-to		Sec. 2.6.6
I Primary street (min)		80%
J Side street (min)		40%
6. Parking Location		Sec. 2.6.7
Parking setback (min)		n/a
Parking between building & street		Not allowed



1. Massing		Sec. 2.6.8
A Building height (max)		8 stories/120'
B Building width (max)		225'
2. Active Depth		Sec. 2.6.9
C Primary street (min)		20'
D Side street (min)		9'
3. Ground Story		Sec. 2.6.10
E Ground story height (min)		Residential 10'
		Nonresidential 12'
Finished floor elevation (min/max)		-2'/4'



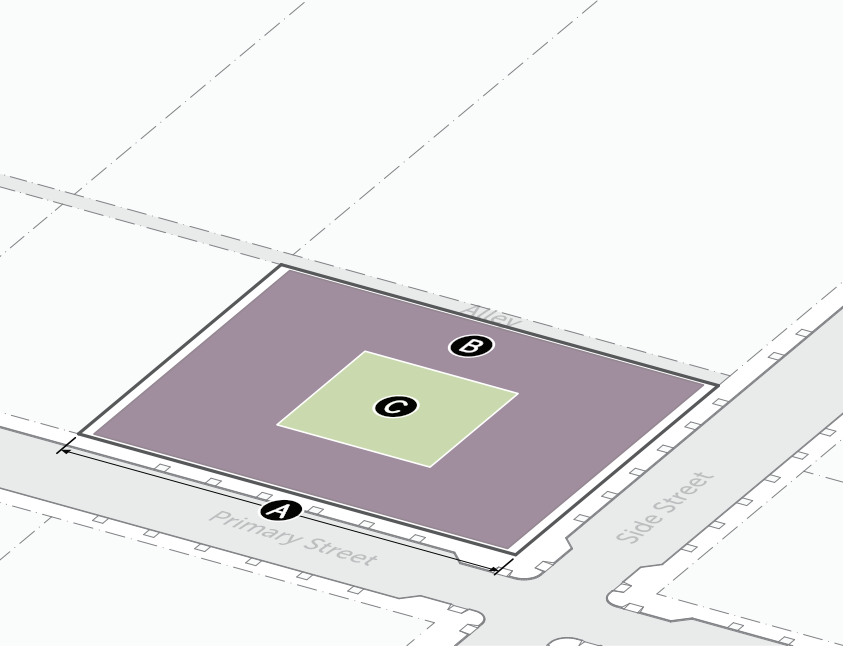
4. Windows		Primary St.	Side St.
		Sec. 2.6.11	
F Ground story (min)			
Residential		20%	20%
Nonresidential		50%	30%
G Upper story (min)		15%	15%
H Blank wall width (max)		15'	25'
5. Doors		Sec. 2.6.12	
I Street-facing entry spacing (max)		40'	60'

MX-13 MIXED USE 13

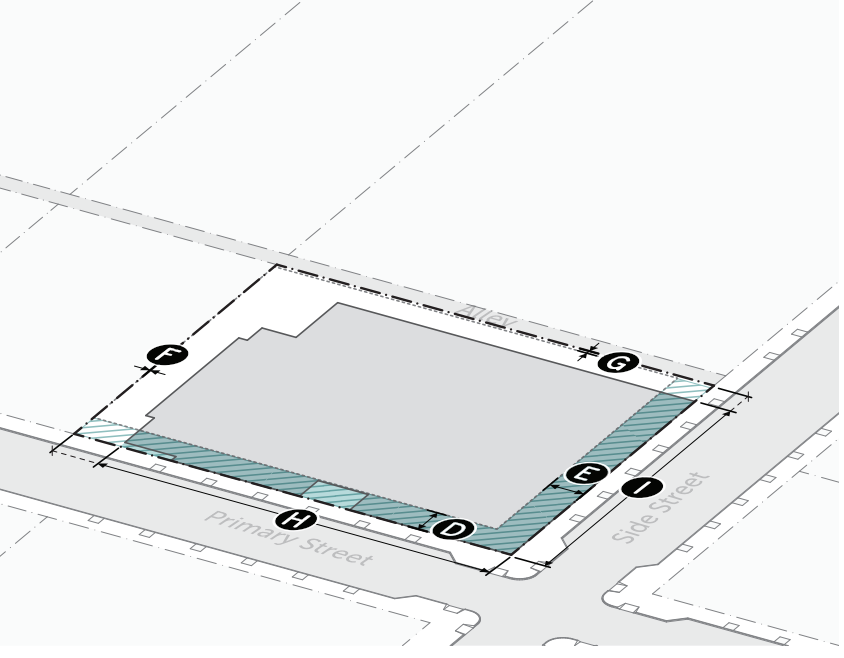


Allows up to a **13-story residential, commercial, or mixed use building**

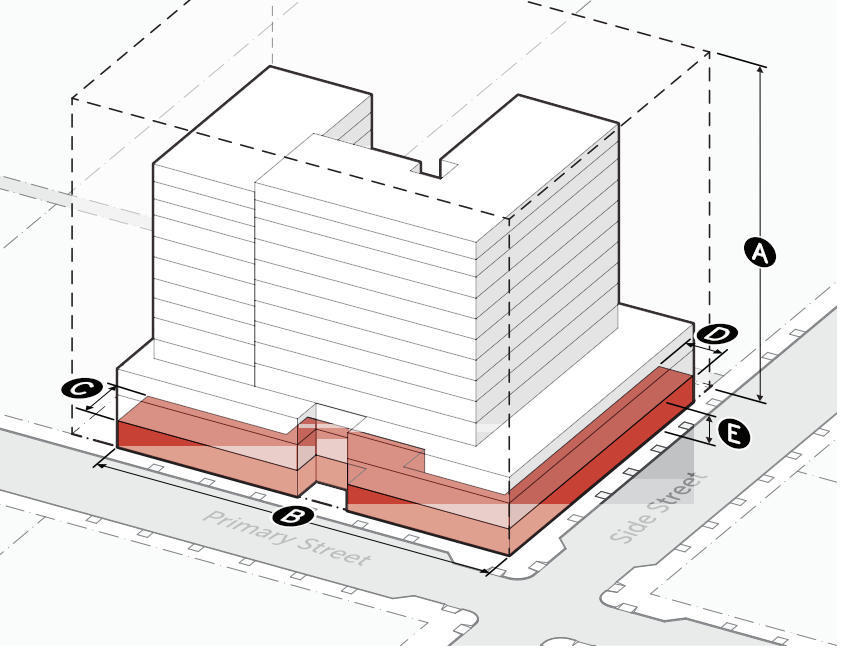
Permite un edificio de hasta **13 pisos de uso residencial, comercial o de uso mixto.**



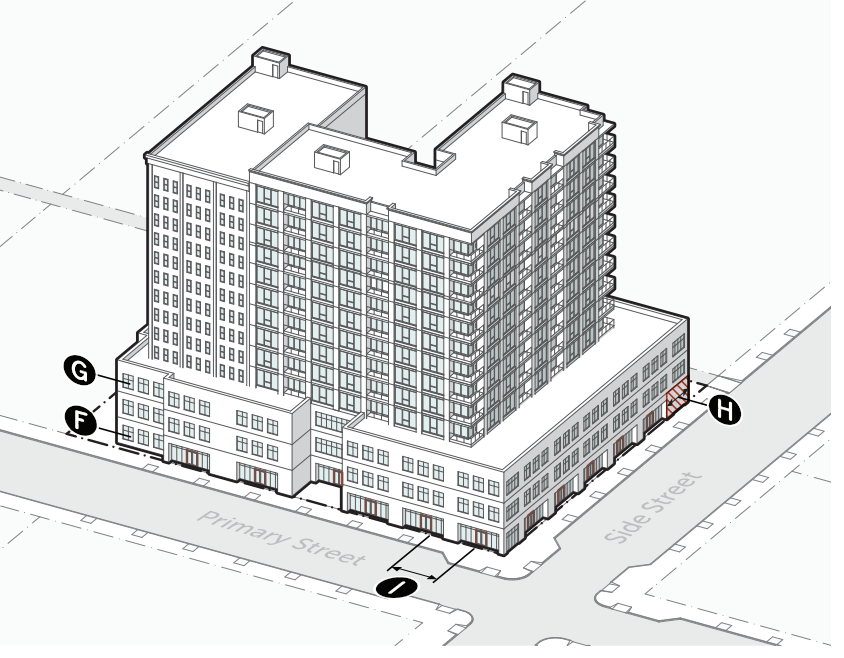
1. Lot Size		Sec. 2.6.2
A Lot width (min)		0'
2. Dwelling Units		Sec. 2.6.3
Dwelling units per building (max)		n/a
3. Coverage		Sec. 2.6.4
B Building coverage (max)		100%
C Amenity space (min)		15%



4. Building Setbacks		Sec. 2.6.5
D Primary street (min/max)		0'/20'
E Side street (min/max)		0'/20'
F Side (min)		0'
G Rear (min)		0'
H Alley (min)		3'
5. Build-to		Sec. 2.6.6
I Primary street (min)		80%
J Side street (min)		60%
6. Parking Location		Sec. 2.6.7
Parking setback (min)		n/a
Parking between building & street		Not allowed



1. Massing		Sec. 2.6.8
A Building height (max)		13 stories/190'
B Building width (max)		250'
2. Active Depth		Sec. 2.6.9
C Primary street (min)		25'
D Side street (min)		15'
3. Ground Story		Sec. 2.6.10
E Ground story height (min)		
Residential		10'
Nonresidential		14'
Finished floor elevation (min/max)		-2'/4'



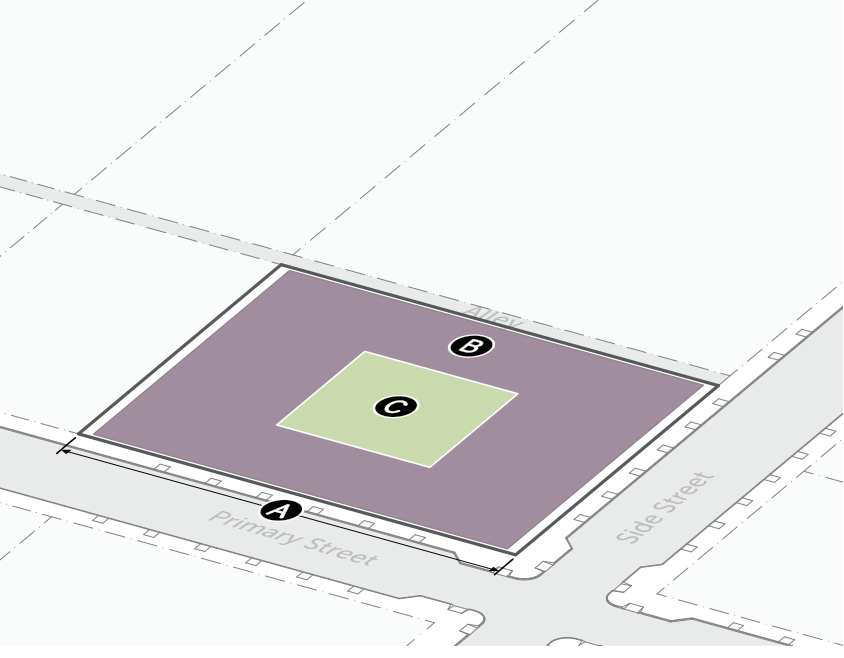
4. Windows		Primary St.	Side St.
Sec. 2.6.11			
F Ground story (min)			
Residential		20%	20%
Nonresidential		50%	30%
G Upper story (min)		15%	15%
H Blank wall width (max)		10'	20'
5. Doors		Sec. 2.6.12	
I Street-facing entry spacing (max)		40'	60'

MX-U MIXED USE U

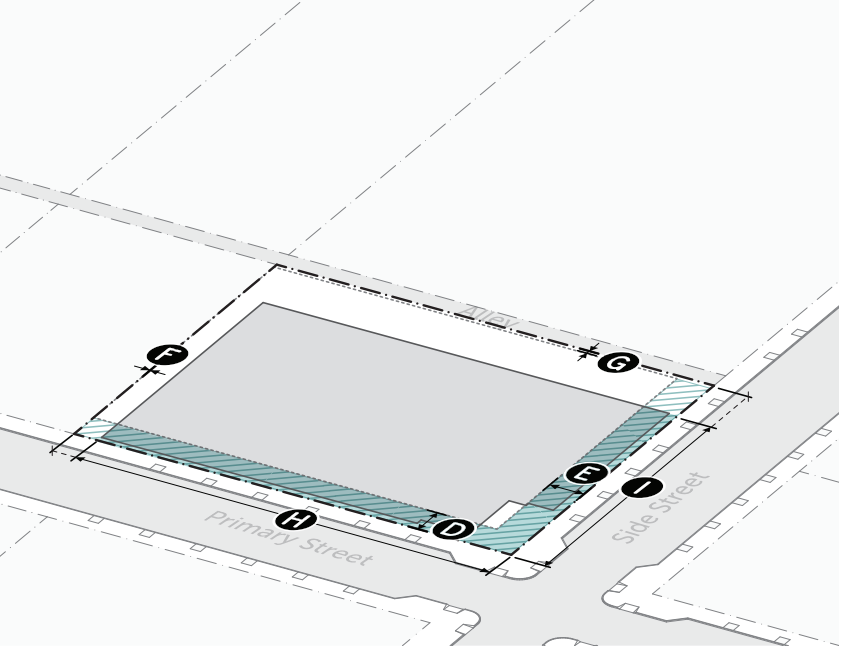


Allows an **unlimited in height residential, commercial, or mixed use building**

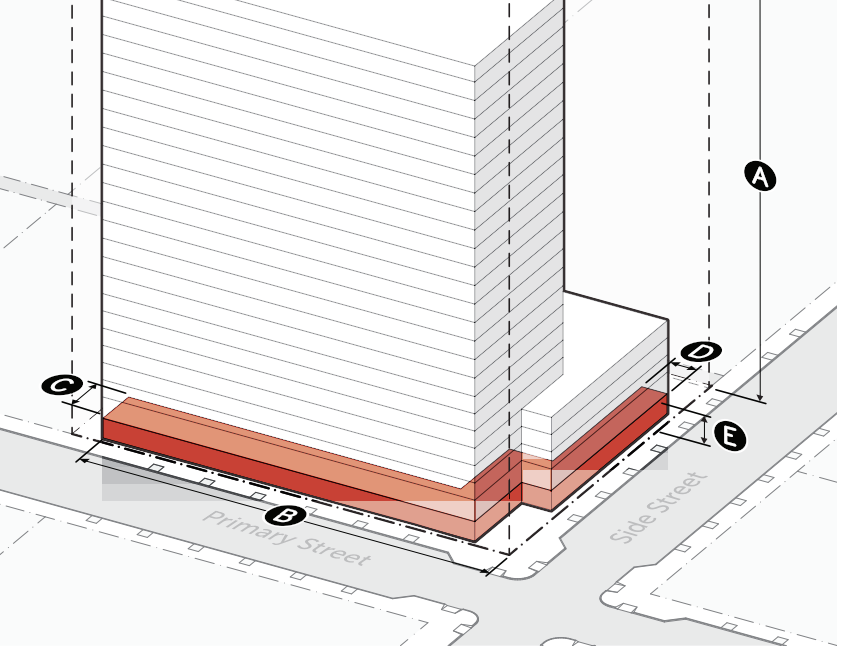
Permite un edificio **sin límite** de altura de **uso residencial, comercial o de uso mixto.**



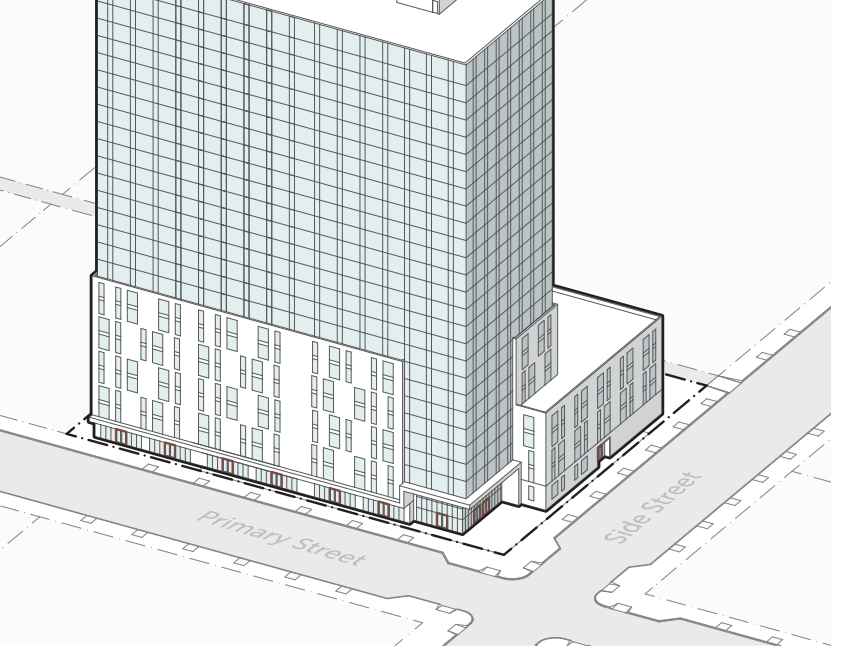
1. Lot Size		Sec. 2.6.2
A Lot width (min)		0'
2. Dwelling Units		Sec. 2.6.3
Dwelling units per building (max)		n/a
3. Coverage		Sec. 2.6.4
B Building coverage (max)		100%
C Amenity space (min)		15%



4. Building Setbacks		Sec. 2.6.5
D Primary street (min/max)		0'/20'
E Side street (min/max)		0'/20'
F Side (min)		0'
G Rear (min)		0'
H Alley (min)		3'
5. Build-to		Sec. 2.6.6
I Primary street (min)		90%
J Side street (min)		60%
6. Parking Location		Sec. 2.6.7
Parking setback (min)		n/a
Parking between building & street		Not allowed



1. Massing		Sec. 2.6.8
A Building height (max)		Unlimited
B Building width (max)		Unlimited
2. Active Depth		Sec. 2.6.9
C Primary street (min)		25'
D Side street (min)		25'
3. Ground Story		Sec. 2.6.10
E Ground story height (min)		
Residential		10'
Nonresidential		14'
Finished floor elevation (min/max)		-2'/4'



4. Windows		Primary St.	Side St.
Sec. 2.6.11			
F Ground story (min)			
Residential		20%	20%
Nonresidential		50%	30%
G Upper story (min)		15%	15%
H Blank wall width (max)		10'	20'
5. Doors		Sec. 2.6.12	
I Street-facing entry spacing (max)		40'	40'

PLEASE LEAVE COMMENTS HERE
POR FAVOR DEJE COMENTARIOS AQUÍ

IX-6 INDUSTRIAL MIXED USE 6

IX-6 =



Allows up to a 6-story residential, commercial, light industrial or mixed use building. Also includes rowhouses, stacked townhouses, multiplexes, and apartments
Permite un edificio de hasta 6 pisos de uso residencial, comercial, industrial ligero o de uso mixto. También incluye rowhouses (casas adjuntas), casas apiladas (townhouses), multiplex de viviendas y apartamentos

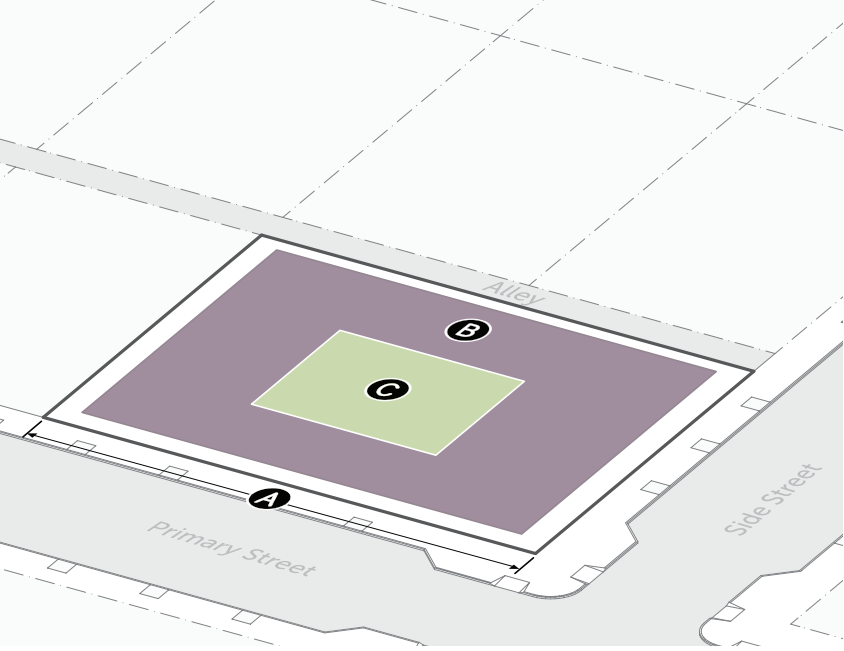


Table with 2 columns: Requirement and Section Reference. Rows include Lot Size, Dwelling Units, Coverage, and Building Setbacks.

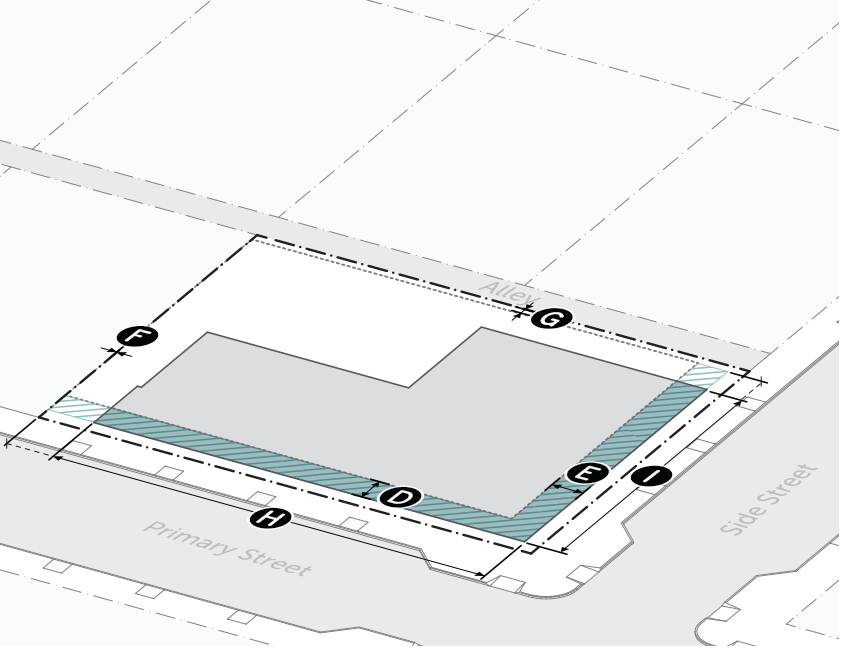


Table with 2 columns: Requirement and Section Reference. Rows include Building Setbacks, Build-to, and Parking Location.

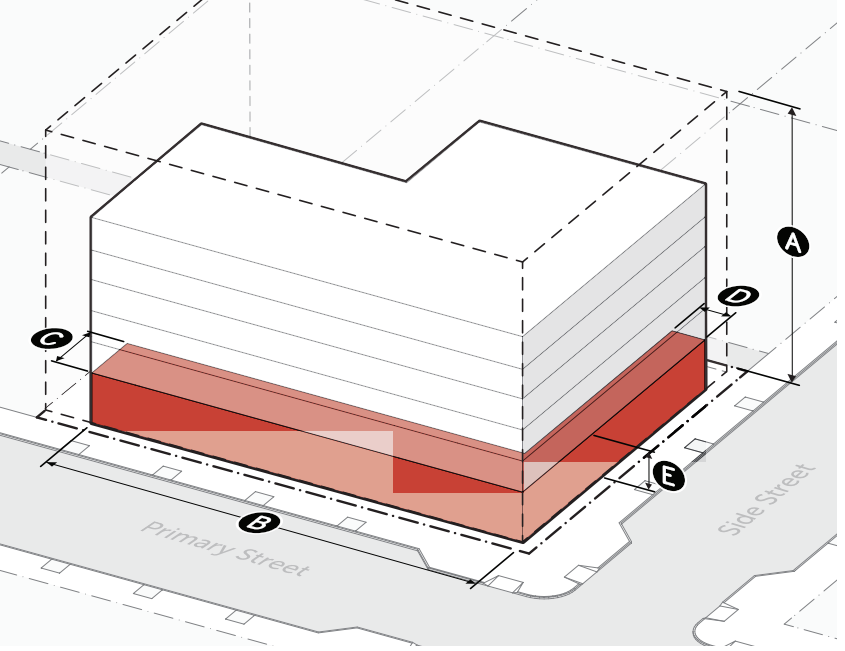


Table with 2 columns: Requirement and Section Reference. Rows include Massing, Active Depth, and Ground Story.

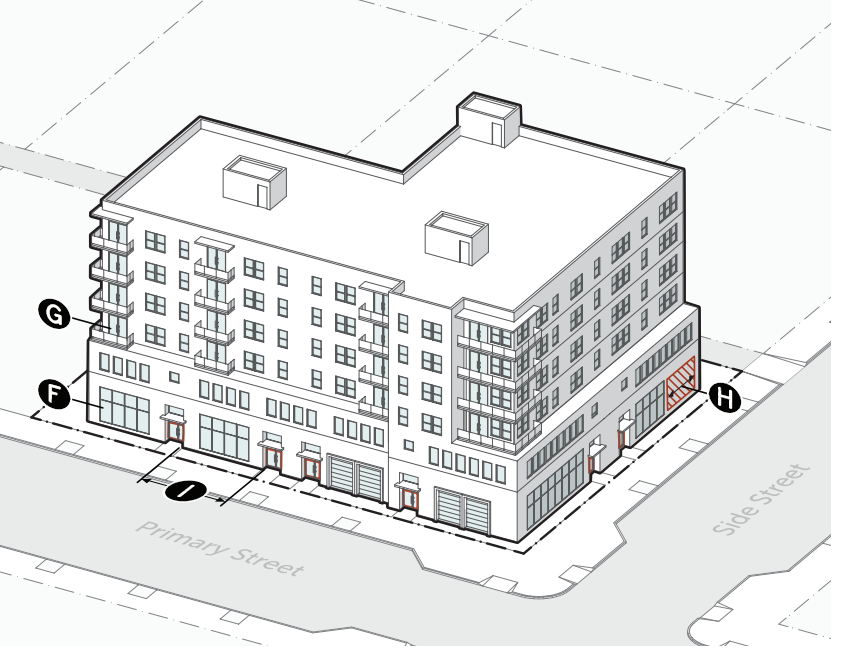


Table with 3 columns: Requirement, Primary St., and Side St. Rows include Windows and Doors.

IX-8 INDUSTRIAL MIXED USE 8

IX-8 =



Allows up to a 8-story residential, commercial, light industrial or mixed use building. Also includes rowhouses, stacked townhouses, multiplexes, and apartments
Permite un edificio de hasta 8 pisos de uso residencial, comercial, industrial de bajo impacto o de uso mixto. También incluye rowhouses (casas adjuntas), casas apiladas (townhouses), multiplex de viviendas y apartamentos

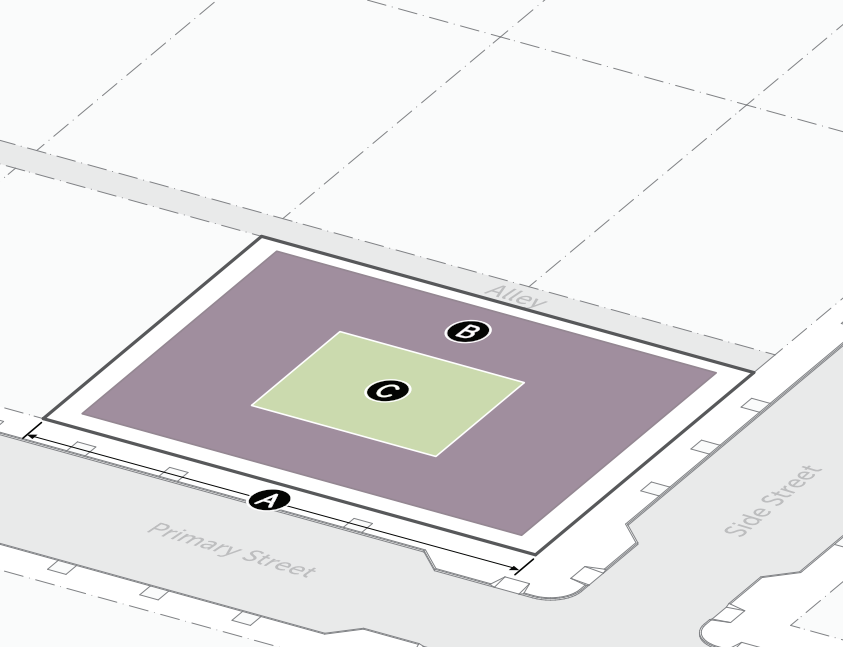


Table with 2 columns: Requirement and Section Reference. Rows include Lot Size, Dwelling Units, Coverage, and Building Setbacks.

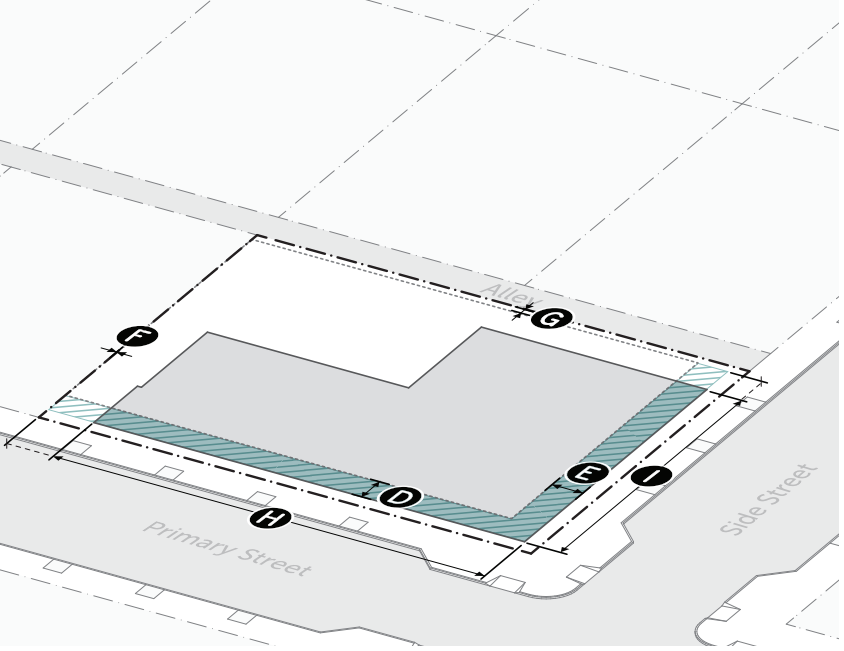


Table with 2 columns: Requirement and Section Reference. Rows include Building Setbacks, Build-to, and Parking Location.

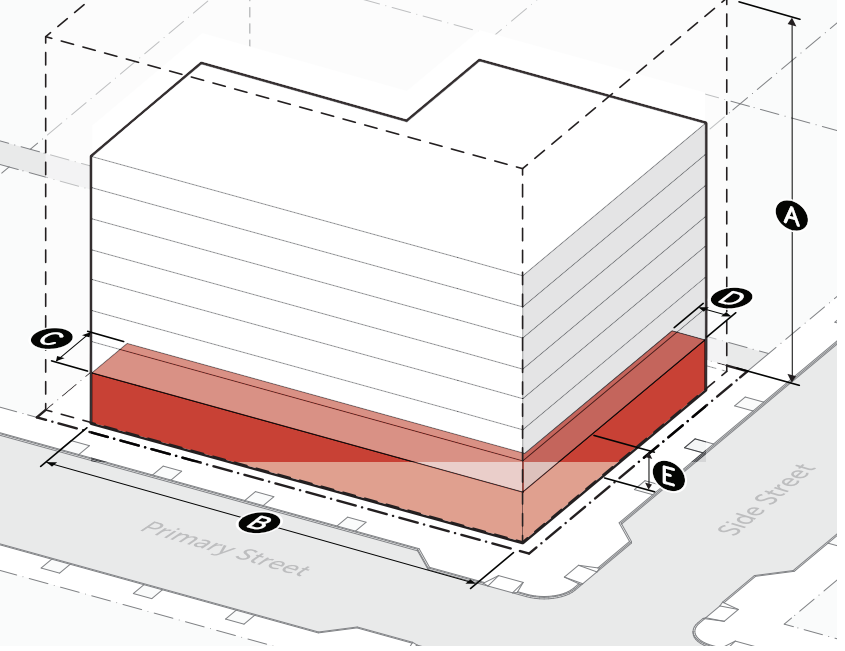


Table with 2 columns: Requirement and Section Reference. Rows include Massing, Active Depth, and Ground Story.

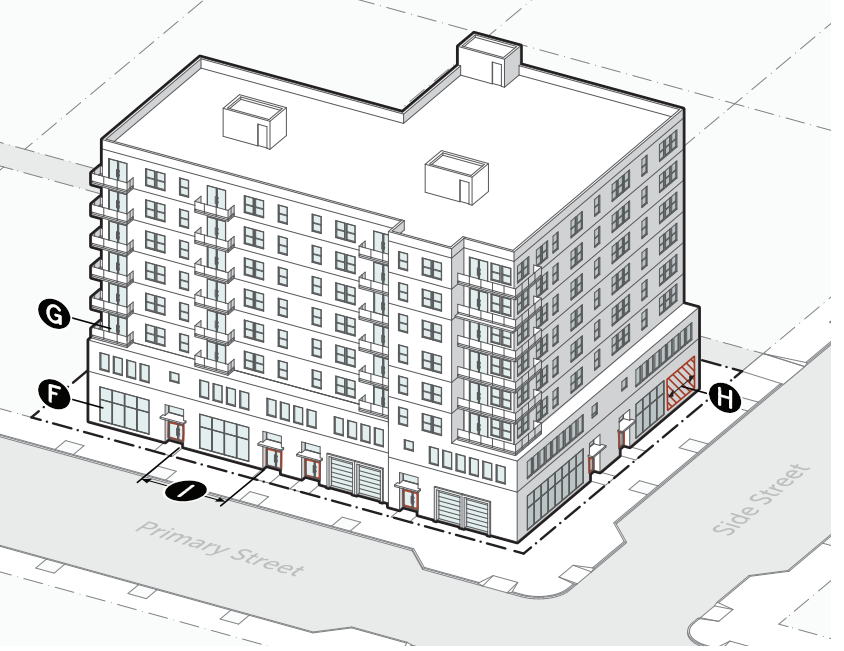


Table with 3 columns: Requirement, Primary St., and Side St. Rows include Windows and Doors.

PLEASE LEAVE COMMENTS HERE
POR FAVOR DEJE COMENTARIOS AQUÍ

CG COMMERCIAL GENERAL



Allows up to a 4-story auto-oriented commercial building. Also allows rowhouses, stacked townhouses, and apartments
Permite un edificio comercial de hasta 4 pisos orientado a automóviles. También incluye rowhouses (casas adjuntas), casas apiladas (townhouses) y apartamentos

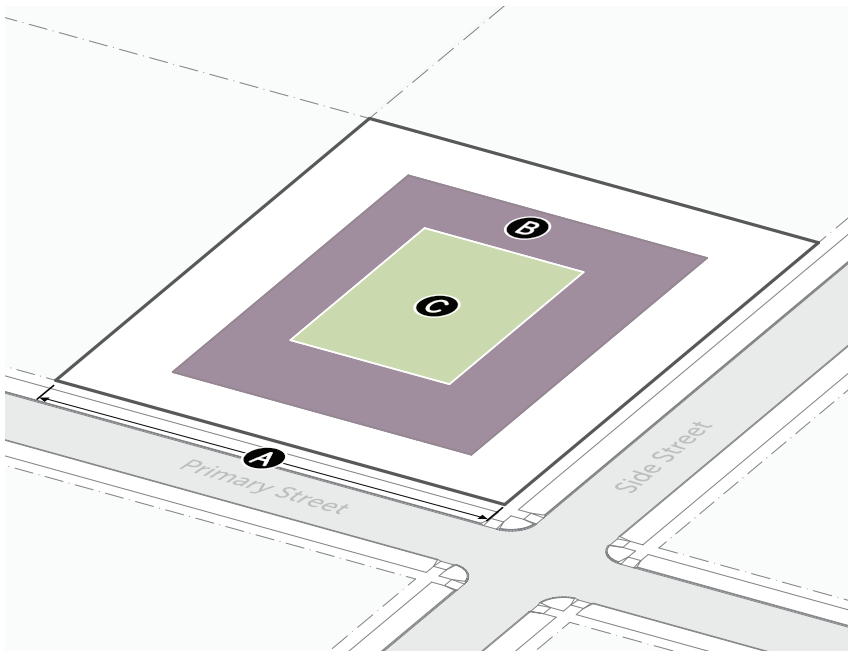


Table with 2 columns: Section and Value. Rows include Lot Size, Dwelling Units, Coverage, Building coverage, and Amenity space.

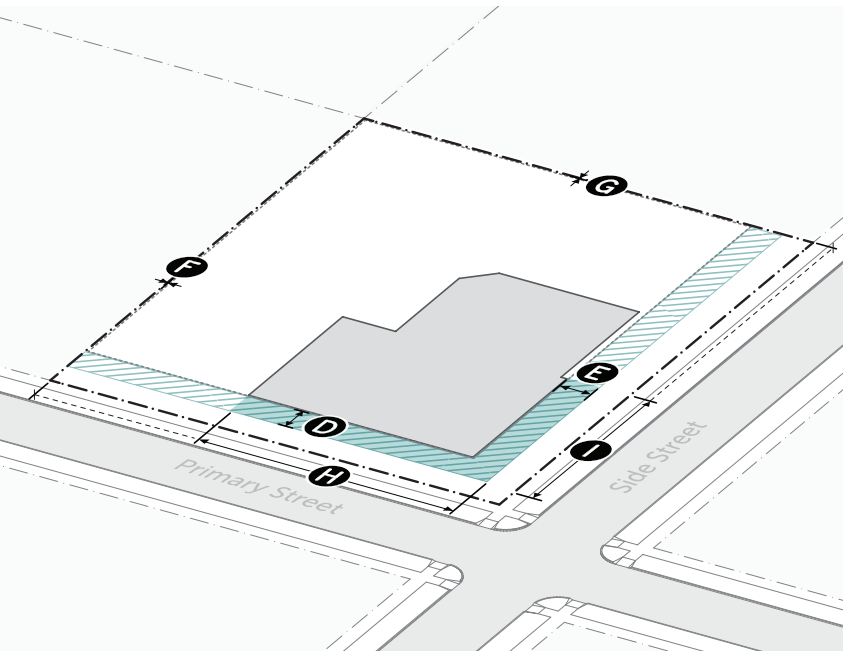


Table with 2 columns: Section and Value. Rows include Building Setbacks, Build-to, and Parking Location.

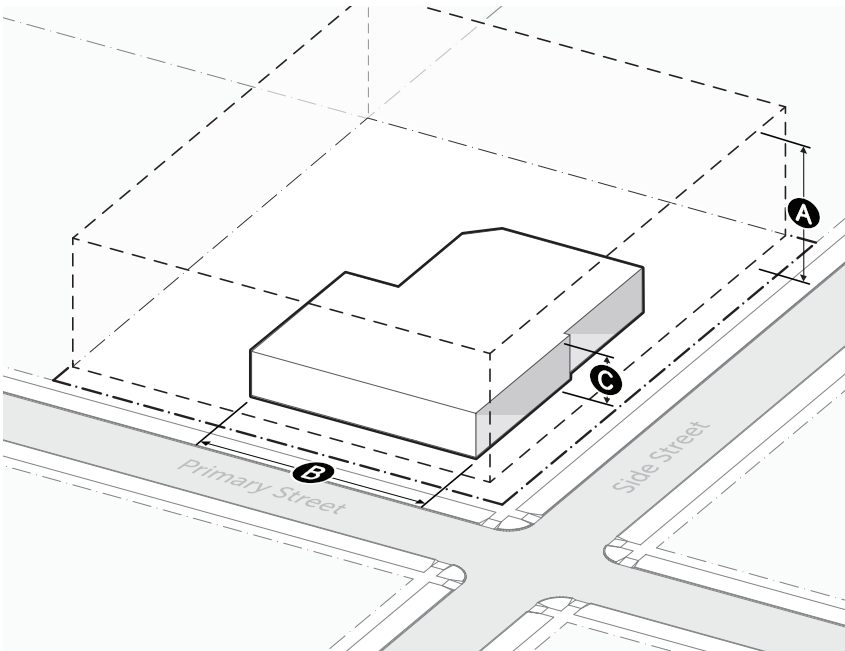


Table with 2 columns: Section and Value. Rows include Massing, Active Depth, and Ground Story.

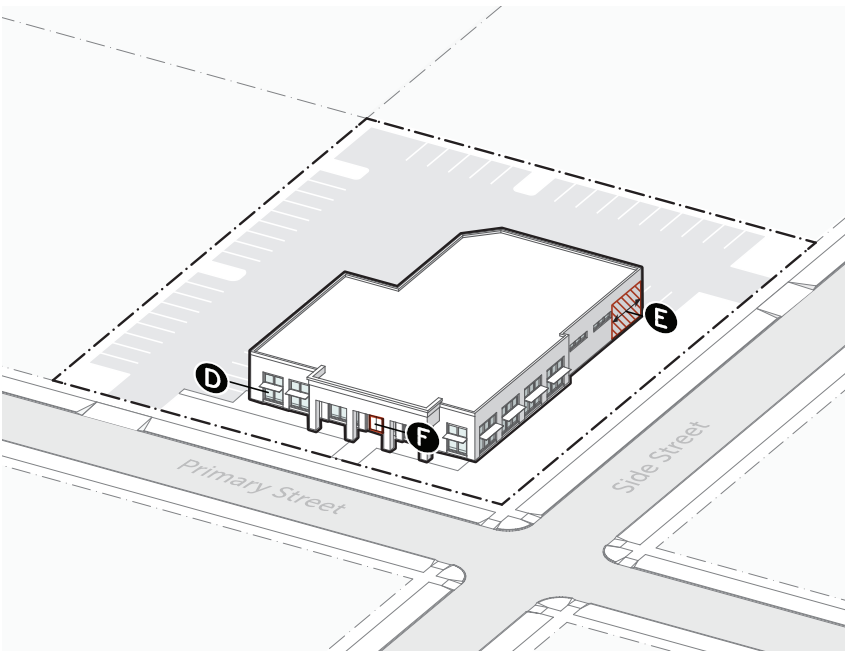


Table with 3 columns: Section, Primary St., and Side St. Rows include Windows and Doors.

IL INDUSTRIAL LIGHT



Allows a range of low-impact industrial activity - the majority of activity is conducted indoors with limited accessory outdoor storage
Permite una variedad de actividades industriales de bajo impacto: las actividades se realiza en interiores con almacenamiento limitado de accesorios al aire libre

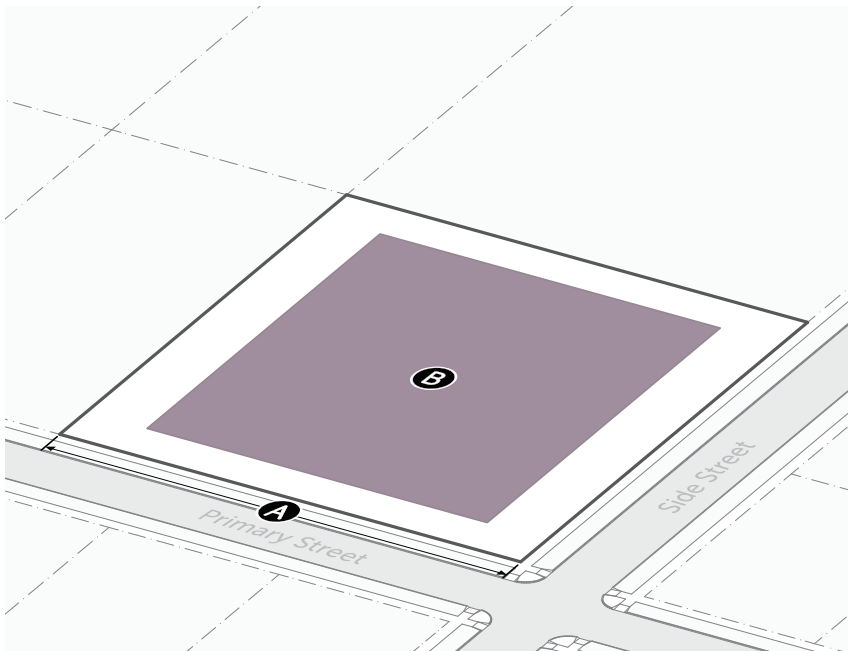


Table with 2 columns: Section and Value. Rows include Lot Size, Dwelling Units, Coverage, Building coverage, and Amenity space.

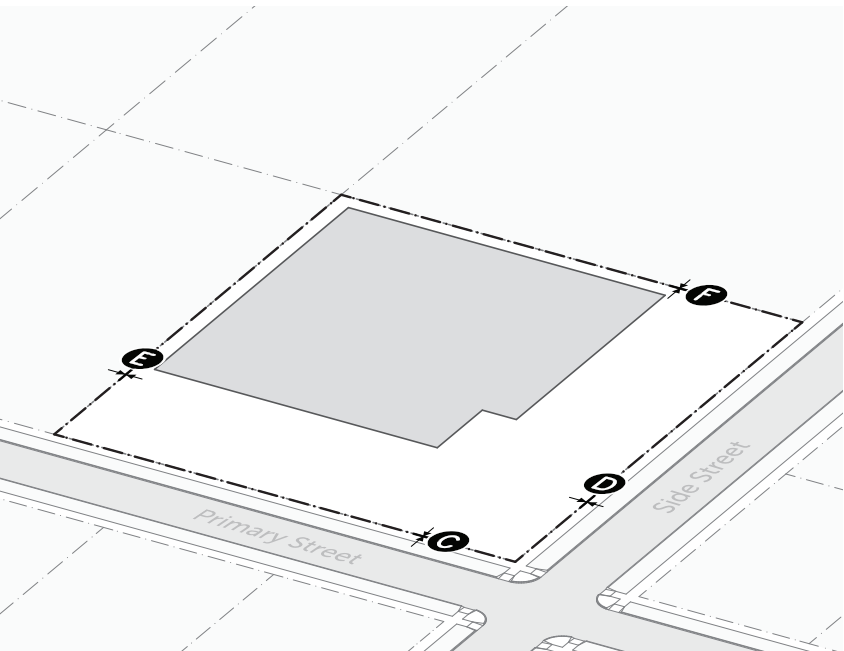


Table with 2 columns: Section and Value. Rows include Building Setbacks, Build-to, and Parking Location.

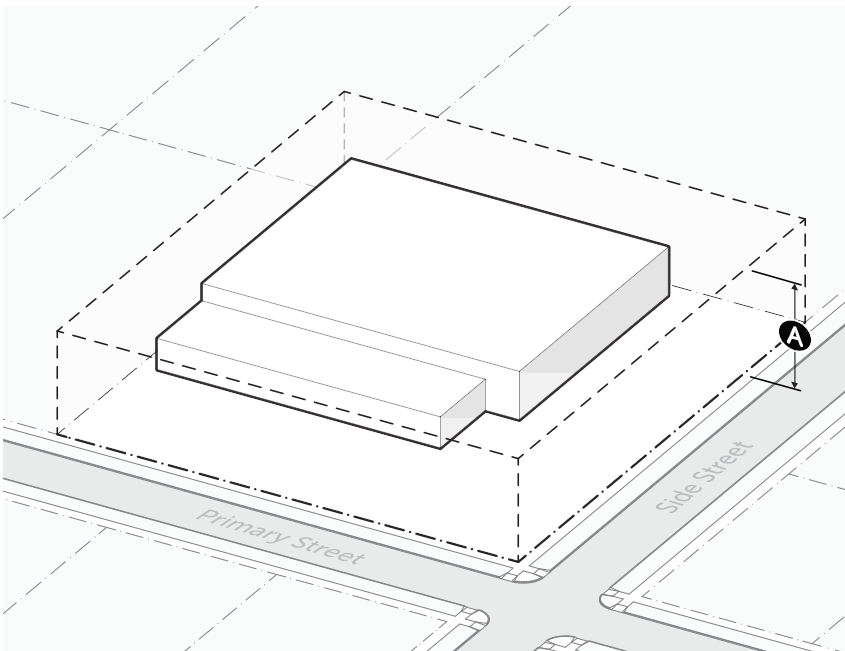


Table with 2 columns: Section and Value. Rows include Massing, Active Depth, and Ground Story.

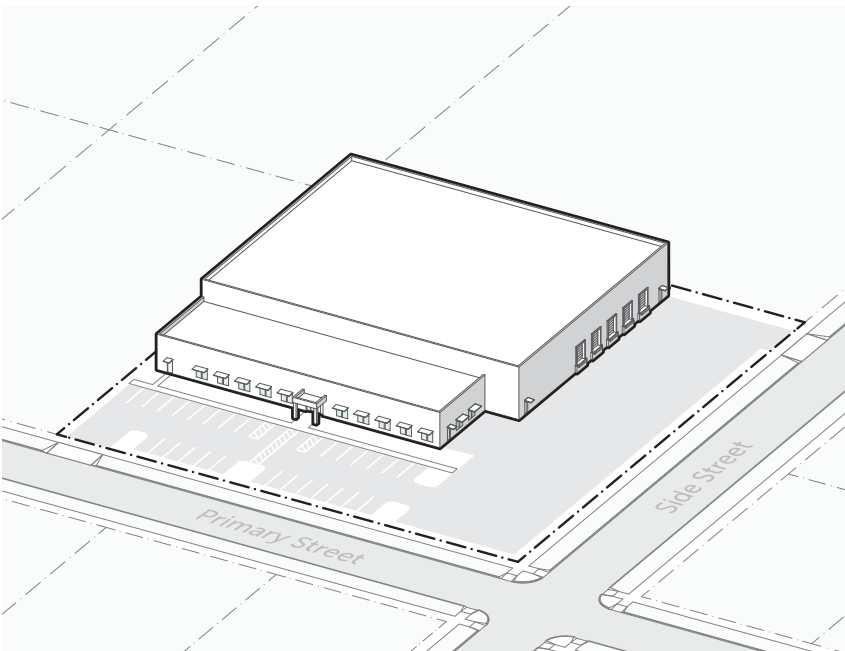


Table with 3 columns: Section, Primary St., and Side St. Rows include Windows and Doors.

IH INDUSTRIAL HEAVY



Allows a range of larger footprint high-impact industrial activity
Permite una gama de actividades industriales de alto impacto.

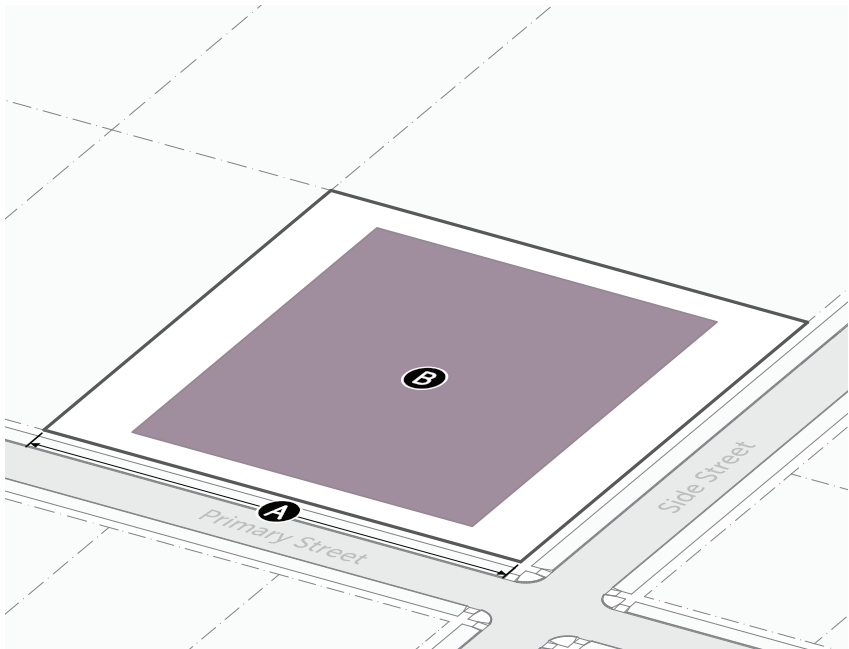


Table with 2 columns: Section and Value. Rows include Lot Size, Dwelling Units, Coverage, Building coverage, and Amenity space.

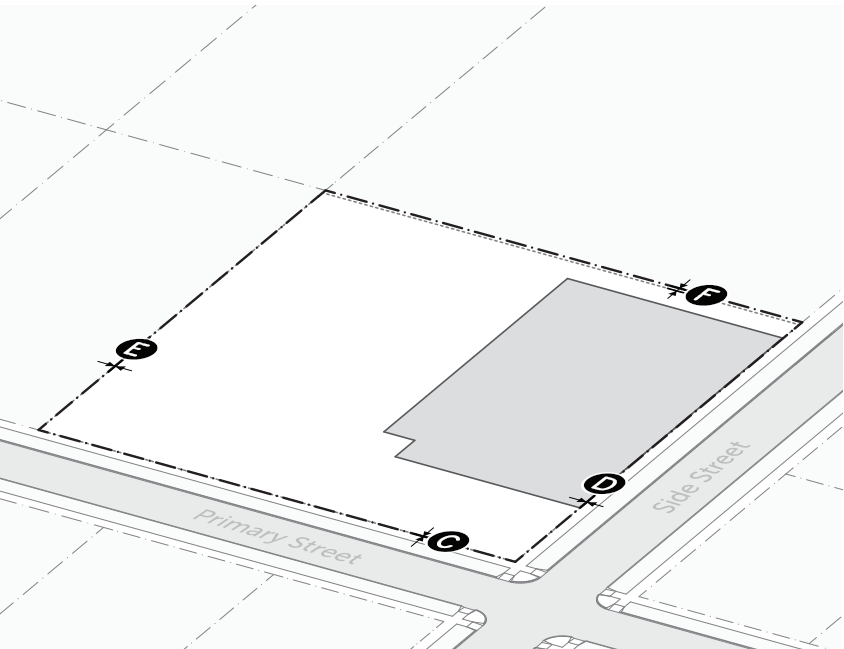


Table with 2 columns: Section and Value. Rows include Building Setbacks, Build-to, and Parking Location.

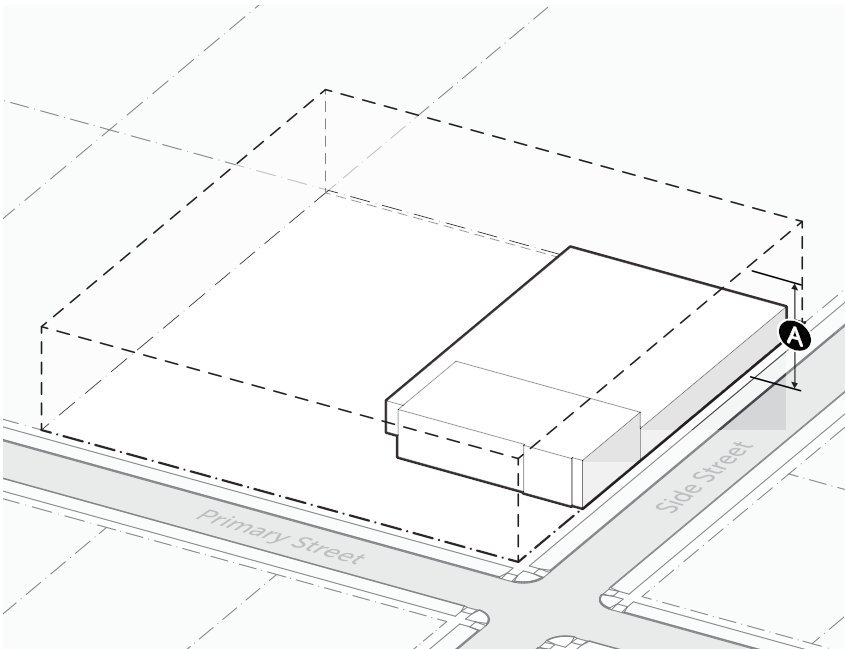


Table with 2 columns: Section and Value. Rows include Massing, Active Depth, and Ground Story.

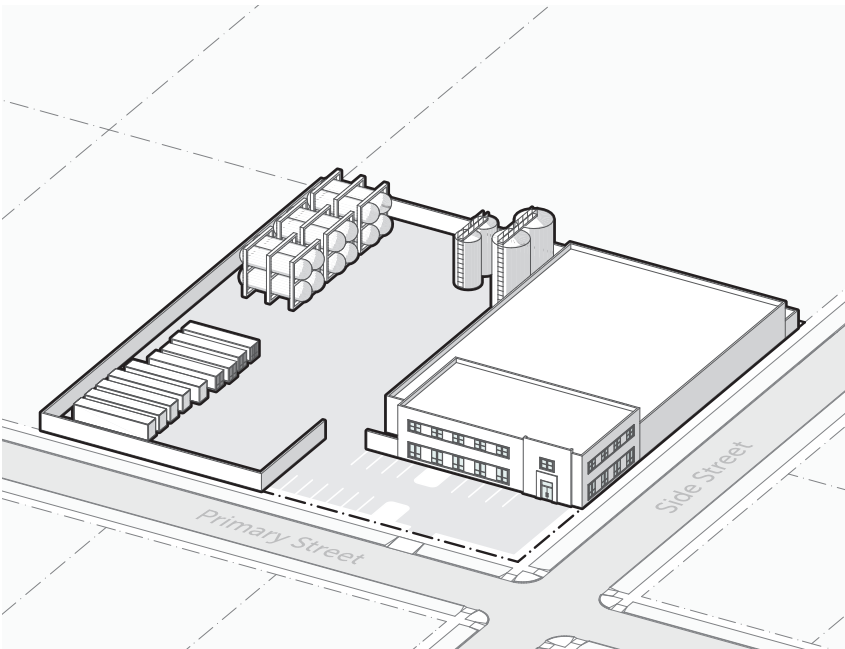


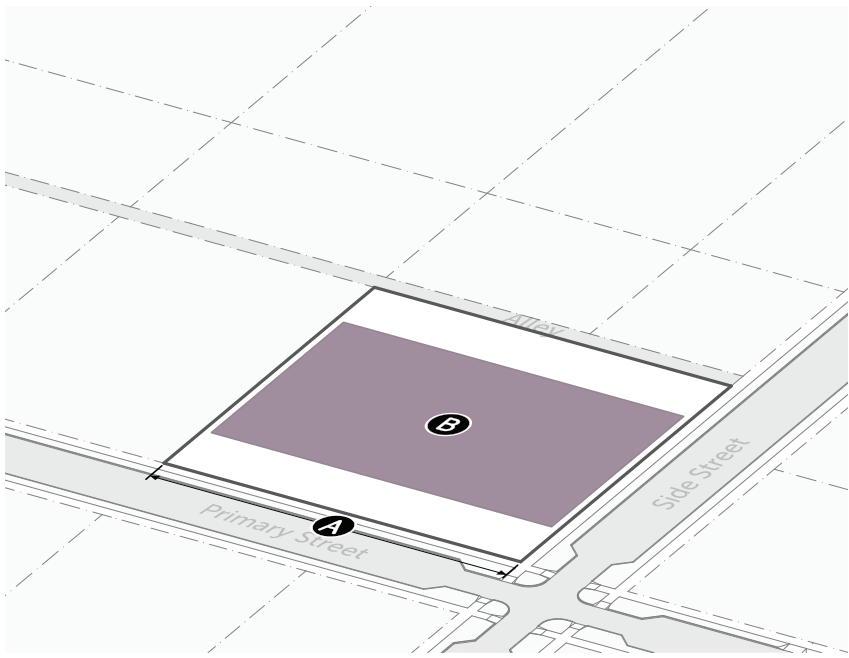
Table with 3 columns: Section, Primary St., and Side St. Rows include Windows and Doors.

INS INSTITUTIONAL

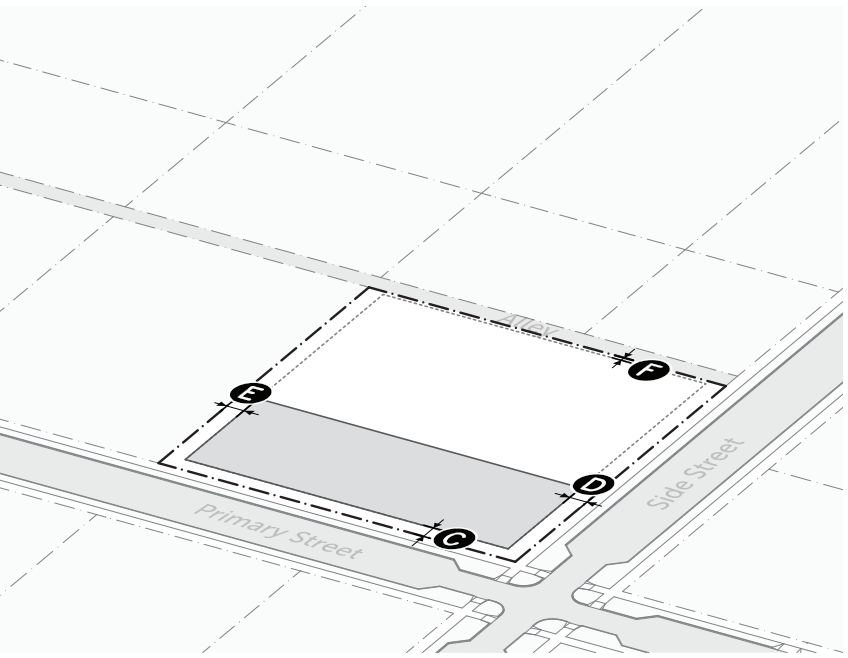


Allows for a range of larger **public, civic, & institutional** uses that do not readily assimilate into other zoning districts such as **schools, places of worship, hospitals, museums, & libraries**

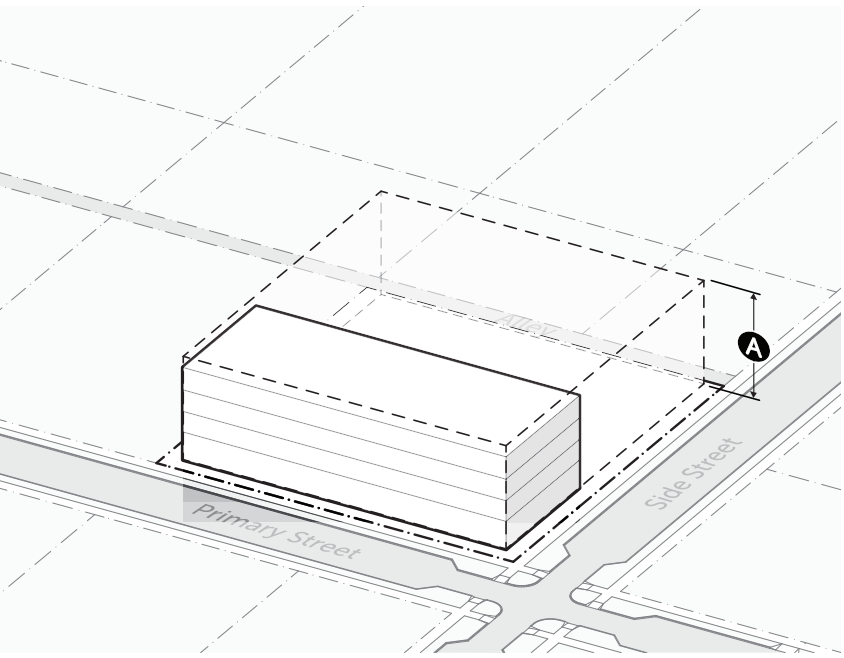
*Permite una variedad de usos **públicos, cívicos e institucionales** : como **escuelas, lugares de culto, hospitales, museos y bibliotecas.***



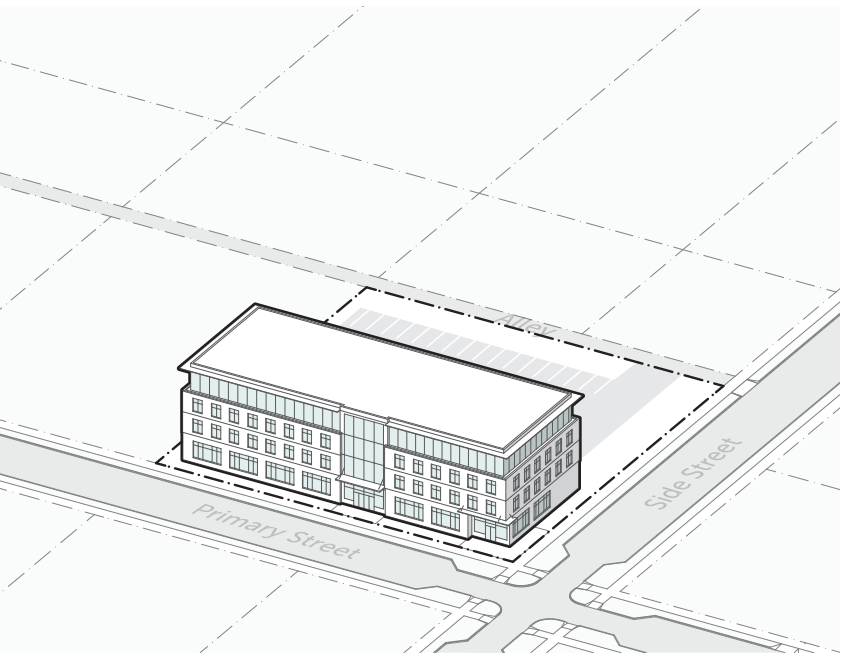
1. Lot Size		Sec. 2.6.2
A Lot width (min)		0'
2. Dwelling Units		Sec. 2.6.3
Dwelling units per building (max)		n/a
3. Coverage		Sec. 2.6.4
B Building coverage (max)		60%
Amenity space (min)		n/a



4. Building Setbacks		Sec. 2.6.5
C Primary street (min)		10'
D Side street (min)		10'
E Side (min)		10'
F Rear (min)		10'
G Alley (min)		3'
5. Build-to		Sec. 2.6.6
Primary street (min)		n/a
Side street (min)		n/a
6. Parking Location		Sec. 2.6.7
Parking setback (min)		n/a
Parking between building & street		Allowed



1. Massing		Sec. 2.6.8
A Building height (max)		Height of abutting district
Building width (max)		n/a
2. Active Depth		Sec. 2.6.9
Primary street (min)		n/a
Side street (min)		n/a
3. Ground Story		Sec. 2.6.10
Ground story height (min)		n/a
Finished floor elevation (min/max)		n/a



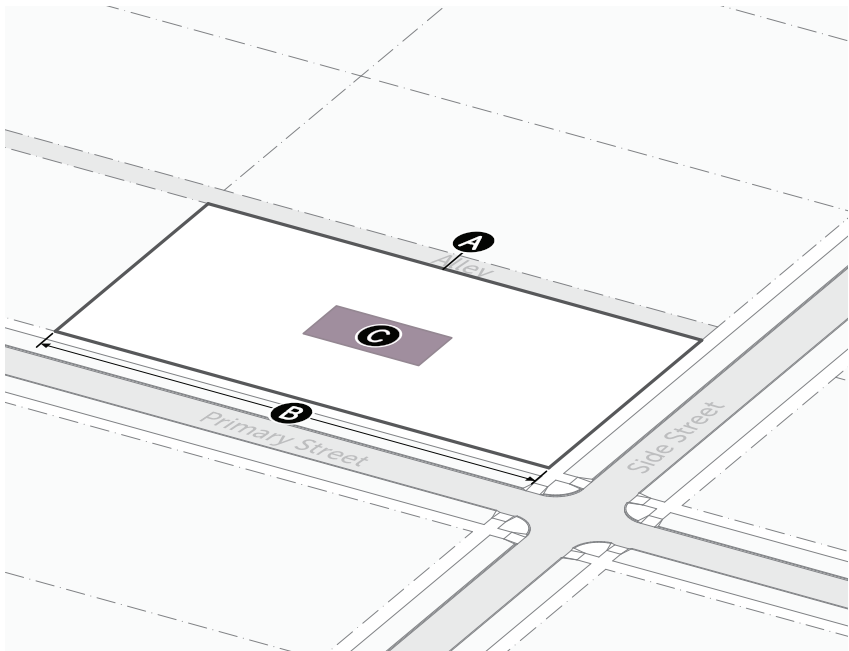
	Primary St.	Side St.
4. Windows	Sec. 2.6.11	
Ground story (min)	n/a	n/a
Upper story (min)	n/a	n/a
Blank wall width (max)	n/a	n/a
5. Doors	Sec. 2.6.12	
Street-facing entry spacing (max)	n/a	n/a

CEM CEMETERY

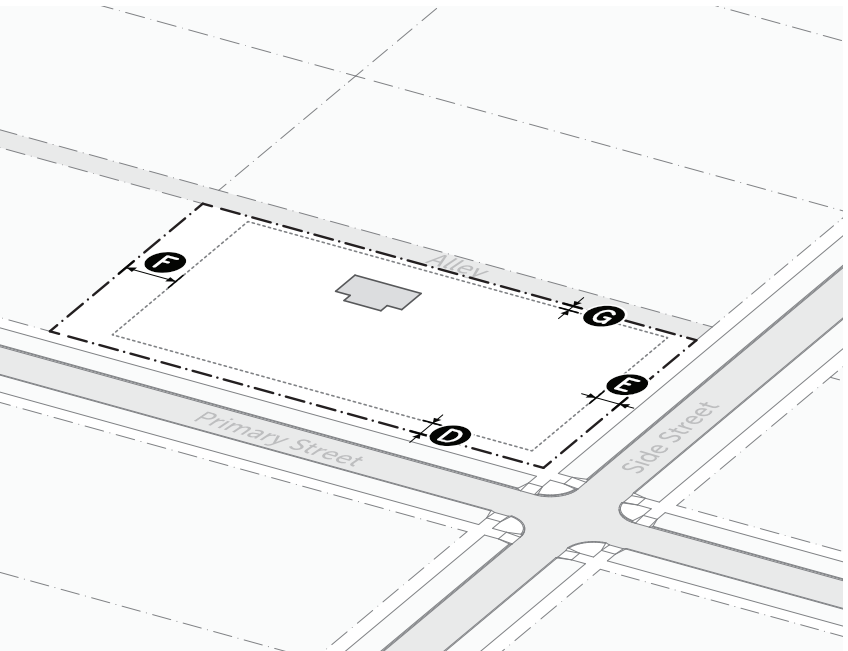


Open space used to **bury remains and memorialize the deceased** that could include chapels and mausoleums

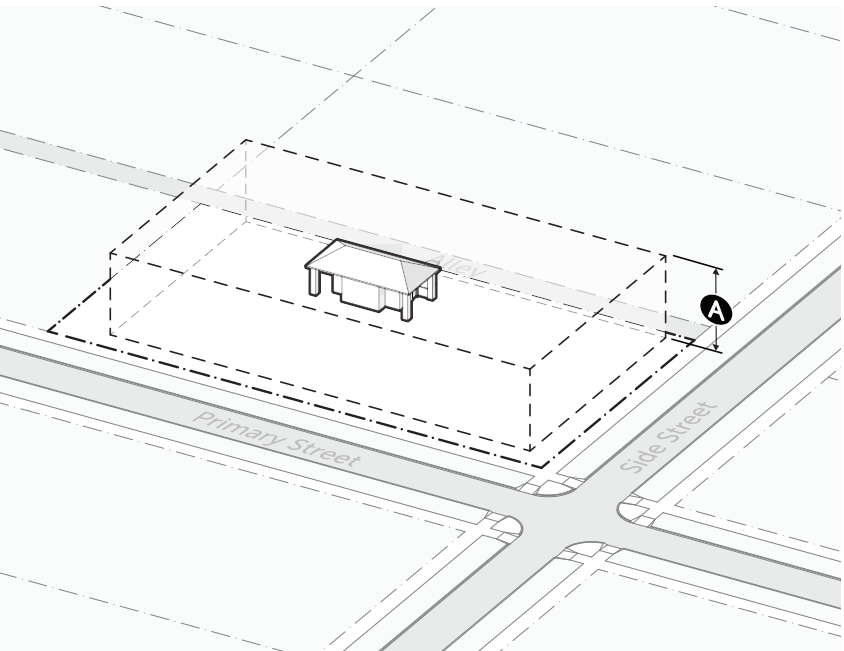
*Espacio abierto utilizado para **enterrar restos y conmemorar a los difuntos**, incluye capillas y mausoleos.*



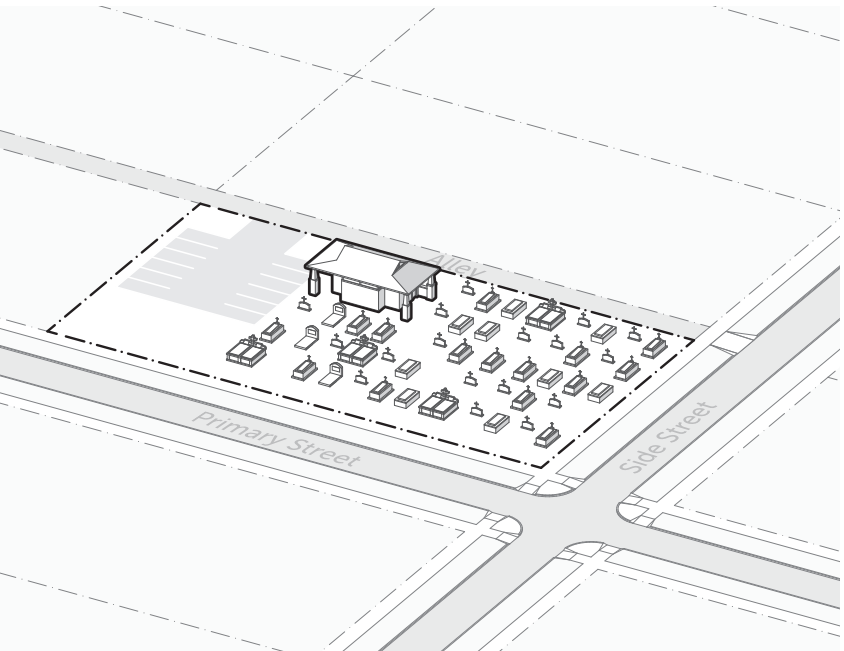
1. Lot Size		Sec. 2.6.2
A Lot area (min)		20,000 SF
B Lot width (min)		100'
2. Dwelling Units		Sec. 2.6.3
Dwelling units per building (max)		n/a
3. Coverage		Sec. 2.6.4
C Building coverage (max)		5%
Amenity space (min)		n/a



4. Building Setbacks		Sec. 2.6.5
D Primary street (min)		10'
E Side street (min)		10'
F Side (min)		10'
G Rear (min)		10'
H Alley (min)		3'
5. Build-to		Sec. 2.6.6
Primary street (min)		n/a
Side street (min)		n/a
6. Parking Location		Sec. 2.6.7
Parking setback (min)		n/a
Parking between building & street		Allowed



1. Massing		Sec. 2.6.8
A Building height (max)		35'
Building width (max)		n/a
2. Active Depth		Sec. 2.6.9
Primary street (min)		n/a
Side street (min)		n/a
3. Ground Story		Sec. 2.6.10
Ground story height (min)		n/a
Finished floor elevation (min/max)		n/a



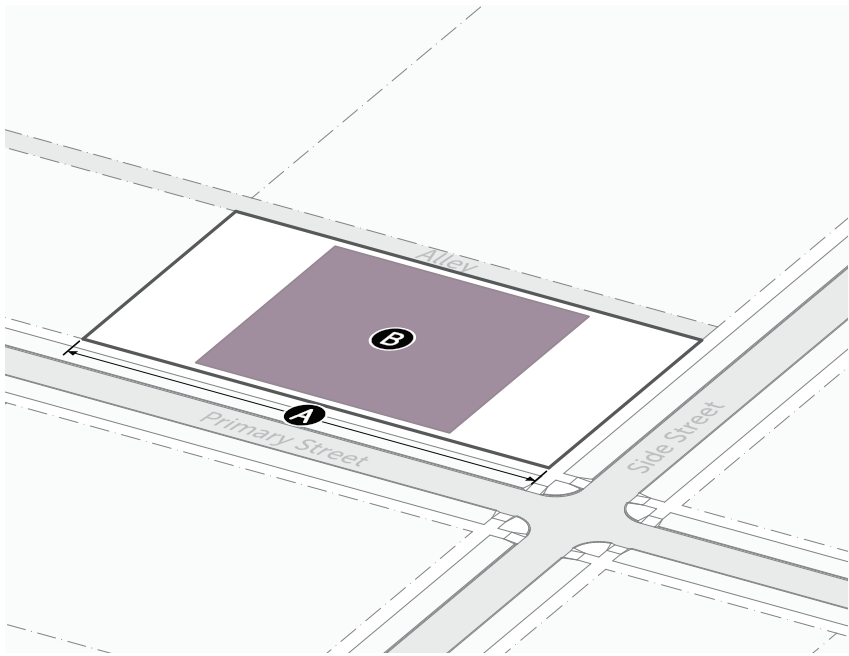
	Primary St.	Side St.
4. Windows	Sec. 2.6.11	
Ground story (min)	n/a	n/a
Upper story (min)	n/a	n/a
Blank wall width (max)	n/a	n/a
5. Doors	Sec. 2.6.12	
Street-facing entry spacing (max)	n/a	n/a

OS OPEN SPACE

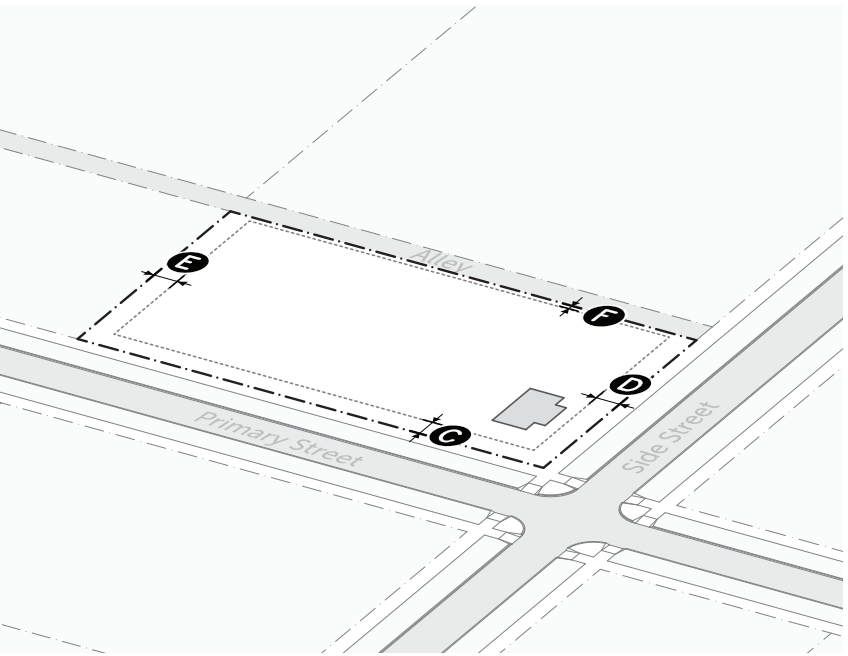


Publicly-owned open space that serves the passive and active recreational needs of the community, and includes **parks, playgrounds, sports fields, dog parks, trails, & conservation areas**

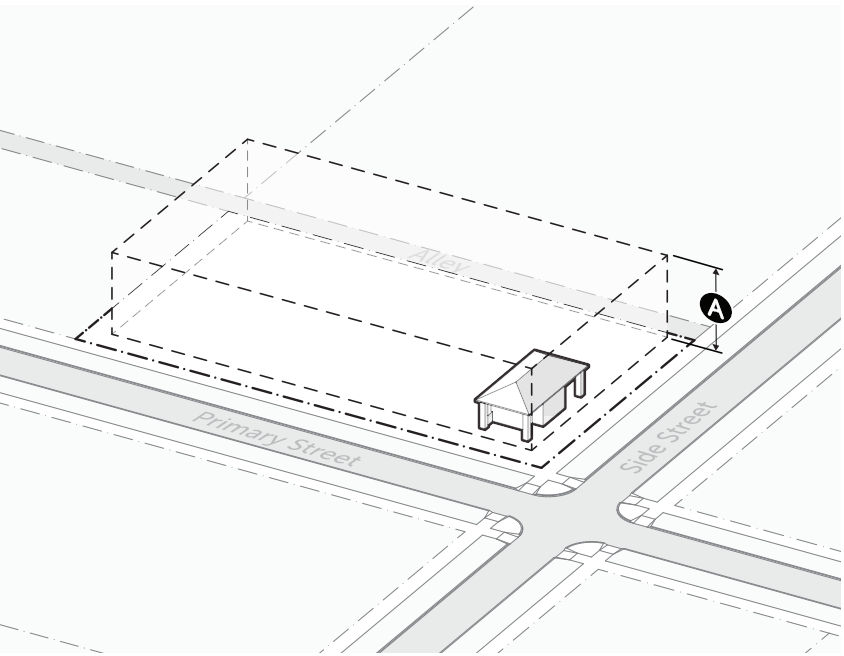
*Espacio abierto de propiedad pública que satisface las necesidades recreativas pasivas y activas de la comunidad e incluye **parques, áreas de juegos, campos deportivos, parques para perros, senderos y áreas de conservación.***



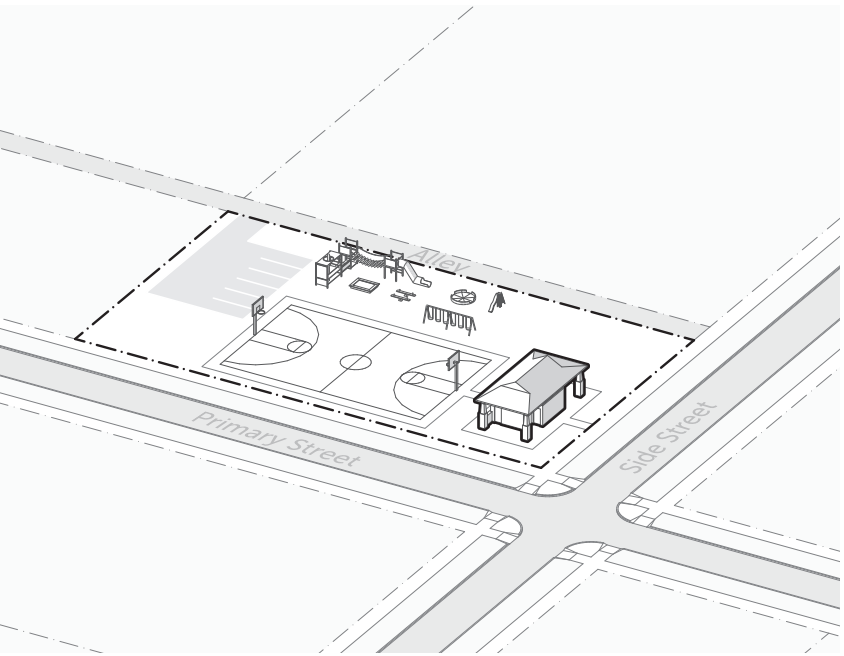
1. Lot Size		Sec. 2.6.2
A Lot width (min)		0'
2. Dwelling Units		Sec. 2.6.3
Dwelling units per building (max)		n/a
3. Coverage		Sec. 2.6.4
B Building coverage (max)		50%
Amenity space (min)		n/a



4. Building Setbacks		Sec. 2.6.5
C Primary street (min)		10'
D Side street (min)		10'
E Side (min)		10'
F Rear (min)		10'
G Alley (min)		3'
5. Build-to		Sec. 2.6.6
Primary street (min)		n/a
Side street (min)		n/a
6. Parking Location		Sec. 2.6.7
Parking setback (min)		n/a
Parking between building & street		Allowed



1. Massing		Sec. 2.6.8
A Building height (max)		35'
Building width (max)		n/a
2. Active Depth		Sec. 2.6.9
Primary street (min)		n/a
Side street (min)		n/a
3. Ground Story		Sec. 2.6.10
Ground story height (min)		n/a
Finished floor elevation (min/max)		n/a



	Primary St.	Side St.
4. Windows	Sec. 2.6.11	
Ground story (min)	n/a	n/a
Upper story (min)	n/a	n/a
Blank wall width (max)	n/a	n/a
5. Doors	Sec. 2.6.12	
Street-facing entry spacing (max)	n/a	n/a

WILL HIGHER-INTENSITY DISTRICTS BE REQUIRED TO TRANSITION TO LOWER INTENSITY DISTRICTS?

MX-6 (6 STORIES/90 FT) NEXT TO RD-B (3 STORIES/35 FT)



❌ No alley with no setback



❌ Alley with no setback



✅ No alley with a setback and a step back



✅ Alley with a setback and a step back

MX-8 (8 STORIES/120 FT) NEXT TO RX-4 (4 STORIES/55 FT)



❌ No alley with no setback



❌ Alley with no setback



✅ No alley with a setback and a step back



✅ Alley with a setback and a step back

3. What are your thoughts about the draft dimensional standards for each district? Do they reflect what you would like to see? Are they easy to understand? Please tell us what you think.
¿Qué opinas del borrador de las normas dimensionales para cada distrito? ¿Reflejan lo que te gustaría ver? ¿Son fáciles de entender? Por favor, díganos qué opina.

PLEASE LEAVE COMMENTS HERE
POR FAVOR DEJE COMENTARIOS AQUÍ

4. Are there any additional zoning districts, with different standards than those shown, that you think need to be added? Please elaborate.
¿Hay distritos de zonificación adicionales, con estándares diferentes a los mostrados, que considere que deban agregarse? Por favor, explique.

PLEASE LEAVE COMMENTS HERE
POR FAVOR DEJE COMENTARIOS AQUÍ

5. What are your thoughts on the proposed approach for transitions (regulating taller building next to existing homes) between zoning districts?
¿Cuáles son sus opiniones sobre el enfoque propuesto para las transiciones (regulación de edificios más altos junto a viviendas existentes) entre distritos de zonificación?

PLEASE LEAVE COMMENTS HERE
POR FAVOR DEJE COMENTARIOS AQUÍ

USE TABLE
TABLA DE PERMISO DE USOS

STATION 4
ESTACIÓN 4

Use Category Specific Use	RESIDENTIAL							MIXED USE								COMMERCIAL & INDUSTRIAL			INSTITUTIONAL & OPEN SPACE			
	R-C	RD-A	RD-B	RD-C	RA-A	RA-B	RA-C	RX-4	RX-6	MX-3	MX-6	MX-8	MX-13	MX-U	IX-6	IX-8	CG	IL	IH	INS	CEM	OS
RESIDENTIAL USES																						
Household Living (3.3.2.A)																						
Single-unit	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	P	-	-	P	-	-
Two-unit	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	P	-	-	P	-	-
Multi-unit (3 to 6 units)	-	-	-	-	-	P	P	P	P	P	P	P	-	-	P	P	P	-	-	P	-	-
Multi-unit (7 to 12 units)	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-
Multi-unit (13 or more units)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-
Manufactured home park	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Live-work	-	C*	C*	C*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-
Group Living (3.3.2.B)																						
General group living	-	-	-	-	-	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	-	-
Co-housing	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Senior care	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-
Special Needs Housing (3.3.2.C)																						
Emergency housing	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-
Permanent supportive housing	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-
Transitional housing	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-
PUBLIC & INSTITUTIONAL USES																						
Civic (3.3.3.A)																						
General civic (up to 15,000 SF)	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P
General civic (above 15,000 SF)	-	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P
Religious assembly (up to 15,000 SF)	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-
Religious assembly (above 15,000 SF)	-	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-
Day Care (3.3.3.B)																						
General day care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-
Education (3.3.3.C)																						
General education (up to 1 acre)	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-
General education (above 1 acre)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Business college or trade school	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-
College or university	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-
Parks and Open Space (3.3.3.D)																						
Public open space (up to 1/2 acre)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	P
Public open space (above 1/2 acre)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Private open space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Utility Service (3.3.3.E)																						
Minor utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P
Major utility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-
Electric/gas substation	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	C
Wireless communications facility	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	C*
COMMERCIAL USES																						
Adult Business (3.3.4.A)																						
Adult entertainment establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	P*	P*	-	-	-
Agriculture (3.3.4.B)																						
Greenhouse or nursery	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-
Indoor growing system	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Urban garden	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	-	-	P*	-	P*
Entertainment & Recreation (3.3.4.C)																						
General indoor recreation	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-
General outdoor recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-
General indoor entertainment	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	P	-	-
General outdoor entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-
Golf course	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Food and Beverage (3.3.4.D)																						
General food beverage (up to 1,500 SF)	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
General food beverage (above 1,500 SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
Microbrewery, small distillery/winery	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
Lodging (3.3.4.E)																						
General lodging	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-
Medical (3.3.4.F)																						
General medical (up to 1,500 SF)	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-
General medical (above 1,500 SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-
Hospital	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P	-	-	P	-	-
Medical laboratory	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-

KEY: P Use Allowed By-Right | C Conditional Use Permit Required | * Use Standards apply | - Use Not allowed

Draft June 24, 2025



USE TABLE
TABLA DE PERMISO DE USOS

	RESIDENTIAL							MIXED USE								COMMERCIAL & INDUSTRIAL			INSTITUTIONAL & OPEN SPACE			
Use Category Specific Use	R-C	RD-A	RD-B	RD-C	RA-A	RA-B	RA-C	RX-4	RX-6	MX-3	MX-6	MX-8	MX-13	MX-U	IX-6	IX-8	CG	IL	IH	INS	CEM	OS
Office (3.3.4.G)																						
General office (up to 1,500 SF)	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-
General office (above 1,500 SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-
Parking (3.3.4.H)																						
Surface parking lot	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	P	C	-	-	-	-
Structured parking	-	-	-	-	-	-	-	P	P	-	P	P	P	P	P	P	P	P	P	P	-	-
Personal Service (3.3.4.I)																						
General personal service (up to 1,500 SF)	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
General personal service (above 1,500 SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
Animal care - outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	-	-	-	-
Retail (3.3.4.J)																						
General retail (up to 1,500 SF)	-	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
General retail (above 1,500 SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
Alternative financial services	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-
Vape/tobacco store	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-
Vehicle Sales and Service (3.3.4.K)																						
Vehicle sales or rental	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-
Vehicle service	-	-	-	-	-	-	-	-	-	P*	P*	-	-	-	P*	P*	P*	P*	P*	-	-	-
Vehicle repair	-	-	-	-	-	-	-	-	-	C*	C*	-	-	-	C*	C*	P*	P*	P*	-	-	-
Vehicle fueling station	-	-	-	-	-	-	-	-	-	C*	C*	-	-	-	C*	C*	P*	P*	-			
MANUFACTURING AND INDUSTRIAL USES																						
Industrial (3.3.5.A)																						
Low impact industrial (up to 1,500 SF)	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-
Low impact industrial (1,501 to 5,000 SF)	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-
Low impact industrial (5,001 to 50,000 SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	-	-	-
Low impact industrial (50,001 to 100,000 SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	P	P			
Low impact industrial (above 100,000 SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P			
High impact industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-
Crematorium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-
Resource extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-
Transportation (3.3.5.B)																						
Transit stop	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	P
Marine terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
Passenger terminal	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	P	-	-
Railroad right-of-way	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Warehouse and Distribution (3.3.5.C)																						
General (up to 25,000 SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	-	-	-
General (25,001 to 100,000 SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	P	P	-	-	-
General (above 100,000 SF)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-
Data center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-
Self-service storage	-	-	-	-	-	-	-	-	-	-	P*	P*	-	P*	P	P	P	P	-	-	-	-
Truck and freight transfer terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-
Vehicle storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	P	P	-	-	-
Waste-Related (3.3.5.D)																						
General waste-related	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-
Recycling center, neighborhood	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	-
ACCESSORY USES (3.5)																						
Accessory dwelling unit (ADU)	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	P*	P*	-	-	P*	-	-
Alcohol sales	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	-
Drive-through	-	-	-	-	-	-	-	-	-	C*	C*	-	-	-	-	-	P*	P*	-	-	-	-
Family day home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-
Farmers’ market	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	-
Home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-
Home-based business	C*	C*	C*	C*	C*	C*	C*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	-	-
Outdoor dining	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-
Outdoor display	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-
Outdoor entertainment stage	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-
Outdoor storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	-	-	-
Short-term rental	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	-
Solar energy, small-scale	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-
Wind energy, small-scale	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-

KEY: P Use Allowed By-Right | C Conditional Use Permit Required | * Use Standards apply | - Use Not allowed



DETACHED DISTRICTS / *DISTRITOS NO ADOSADOS*

	R-1	R-2	R-3	R-4	R-5
Lot Width	100 ft min	90 ft min	75 ft min	60 ft min	50 ft min
Lot Area	20,000 sf min	15,000 sf min	10,000 sf min	7,500 sf min	6,000 sf min
Dwelling Units	1 unit + ADU max	1 unit + ADU max	1 unit + ADU max	1 unit + ADU max	1 unit + ADU max
Coverage	20% max	25% max	25% max	30% max	35% max
Setbacks	Front: 35 ft min Side: 10 ft min Rear: 10 ft min	Front: 30 ft min Side: 9 ft min Rear: 9 ft min	Front: 25 ft min Side: 7.5 ft min Rear: 7.5 ft min	Front: 25 ft min Side: 6 ft min Rear: 6 ft min	Front: 25 ft min Side: 5 ft min Rear: 5 ft min
Massing	Height: 35 ft max	Height: 35 ft max	Height: 35 ft max	Height: 35 ft max	Height: 35 ft max
Uses	+ Single-unit living + Some institutional and open space uses	+ Single-unit living + Some institutional and open space uses	+ Single-unit living + Some institutional and open space uses	+ Single-unit living + Some institutional and open space uses	+ Single-unit living + Some institutional and open space uses

ATTACHED DISTRICTS / *DISTRITOS ADOSADOS*

	R-6	R-7	R-8
Lot Width	+ Detached: 50 ft min + Attached, 1 unit: no min + Attached, 2 units: 50 ft min (Unit width: 16 ft min)	+ Detached, 1 unit: 30 ft min + Attached, 1 unit: 18 ft min + Detached, 2 units: 42 ft min + Attached, 2 units: 36 ft min	+ Detached, 1 unit: 25-45 ft + Attached, 1 unit: 16 ft min + Detached, 2 units: 28-45 ft + Attached, 2 units: 28 ft min
Lot Area	+ Detached, 1 unit: 5,000 sf min + Attached, 1 unit: 2,200 sf min + Detached, 2 units: 6,000 sf min + Attached, 2 units: 6,000 sf min	+ Detached, 1 unit: 3,600 sf min + Attached, 1 unit: 2,200 sf min + Detached, 2 units: 4,400 sf min + Attached, 2 units: 4,400 sf min	+ Detached, 1 unit: 3,000 sf min + Attached, 1 unit: 2,200 sf min + Detached, 2 units: 3,400 sf min + Attached, 2 units: 3,400 sf min
Dwelling Units	2 units max	2 units max	2 units max (4 by conditional use)
Coverage	55% max	55% max	65% max
Setbacks	Front: 15 ft min Side: + Detached: 5 ft min + Attached: 3 ft min Rear: 5 ft min	Front: 15 ft min Side: + Detached: 3 ft min + Attached: 3 ft min Rear: 5 ft min	Front: 10-18 ft Side: 3 ft min (0 ft in special conditions) Rear: 5 ft min
Massing	Height: 35 ft max	Height: 35 ft max	Height: 3 stories max (2 stories in some cases)
Uses	+ Single- and two-unit living + Some institutional and open space uses	+ Single- and two-unit living + Some institutional and open space uses	+ Single- and two-unit living + Some institutional and open space uses + Some limited commercial uses

MULTI-FAMILY DISTRICTS / *DISTRITOS MULTIFAMILIARES*

	R-43	R-48	R-53	R-63	R-73
Lot Width	+ Detached, 1 unit: 50 ft min + Attached, 1 unit: 16 ft min + Detached, 2 units: 50 ft min + Attached, 2 units: 50 ft min + Multi-unit: No min	+ Detached, 1 unit: 30 ft min + Attached, 1 unit: 18 ft min + Detached, 2 units: 42 ft min + Attached, 2 units: 36 ft min + Multi-unit: No min	+ Detached, 1 unit: 30 ft min + Attached, 1 unit: 18 ft min + Detached, 2 units: 42 ft min + Attached, 2 units: 36 ft min + Multi-unit: No min	+ Detached, 1 unit: 25 ft min + Attached, 1 unit: 16 ft min + Detached, 2 units: 27 ft min + Attached, 2 units: 20 ft min + Multi-unit: No min	+ Detached, 1 unit: 30 ft min + Attached, 1 unit: 18 ft min + Detached, 2 units: 42 ft min + Attached, 2 units: 36 ft min + Multi-unit: No min
Lot Area	+ Detached, 1 unit: 5,000 sf min + Attached, 1 unit: 2,200 sf min + Detached, 2 units: 6,000 sf min + Attached, 2 units: 2,200 sf min + Multi-unit: 3,000 sf / unit min	+ Detached, 1 unit: 3,600 sf min + Attached, 1 unit: 2,200 sf min + Detached, 2 units: 2,400 sf min + Attached, 2 units: 4,400 sf min + Multi-unit: 2,200 sf / unit min	+ Detached, 1 unit: 3,600 sf min + Attached, 1 unit: 2,200 sf min + Detached, 2 units: 2,400 sf min + Attached, 2 units: 4,400 sf min + Multi-unit: 5,000 sf min	+ Detached, 1 unit: 3,000 sf min + Attached, 1 unit: 2,200 sf min + Detached, 2 units: 3,200 sf min + Attached, 2 units: 2,600 sf min + Multi-unit: 1,000 sf / unit min	+ Detached, 1 unit: 3,600 sf min + Attached, 1 unit: 2,200 sf min + Detached, 2 units: 4,400 sf min + Attached, 2 units: 4,400 sf min + Multi-unit: 2.0 FAR max
Dwelling Units	No limit except lot size	No limit except lot size	No limit	No limit except lot size	No limit
Coverage	40% max (except multi-unit)	50% max (except multi-unit)	60% max (except multi-unit)	65% max (except multi-unit)	No max, except 2.0 FAR
Setbacks	Front: + Detached: 25 ft min + Attached: 25 ft min + Multi-unit: 25 ft min Side: + Detached: 5 ft min + Attached: 3 ft min + Multi-unit: 15 ft min Rear: + Detached: 5 ft min + Attached: 5 ft min + Multi-unit: 15 ft min	Front: + Detached: 15 ft min + Attached: 15 ft min + Multi-unit: 25 ft min Side: + Detached: 3 ft min + Attached: 3 ft min + Multi-unit: 15 ft min Rear: + Detached: 5 ft min + Attached: 5 ft min + Multi-unit: 15 ft min	Front: + Detached: 15 ft min + Attached: 15 ft min + Multi-unit: 15 ft min Side: + Detached: 3 ft min + Attached: 3 ft min + Multi-unit: 15 ft min Rear: + Detached: 5 ft min + Attached: 5 ft min + Multi-unit: 15 ft min	Front: + Detached: 0-15 ft + Attached: 0-15 ft + Multi-unit: 0-15 ft Side: + Detached: 3 ft min + Attached: 3 ft min + Multi-unit: 5 ft min Rear: + Detached: 5 ft min + Attached: 5 ft min + Multi-unit: 15 ft min	Front: + Detached: 15 ft min + Attached: 15 ft min + Multi-unit: 15 ft min Side: + 1 and 2-unit: 3 ft min + Multi-unit: 15 ft min + All other uses: 10 ft min Rear: + 1 and 2-unit: 5 ft min + Multi-unit: 15 ft min + All other uses: 10 ft min
Massing	Height: 35 ft max	Height: 35 ft max	Height: 60 ft max	Height: 3-4 stories	Height: 150 ft max
Uses	+ Single- two-, and multi-unit living + Some institutional and open space uses	+ Single- two-, and multi-unit living + Some institutional and open space uses	+ Single- two-, and multi-unit living + Some institutional and open space uses	+ Single- two-, and multi-unit living + Some institutional and open space uses + Some limited commercial uses	+ Single- two-, and multi-unit living + Some institutional and open space uses + Broad range of commercial uses

6. What are your thoughts about the uses allowed for each draft zoning district? Do they reflect what you want to see allowed (or not allowed) in the future? Please tell us what you think.

*¿Qué opinas sobre los usos permitidos proyectados en los nuevos distrito de zonificación?
¿Reflejan lo que te gustaría que se permitiera (o no) en el futuro? Por favor, diganos qué opina.*

PLEASE LEAVE COMMENTS HERE
POR FAVOR DEJE COMENTARIOS AQUÍ

7. Should we allow auto-oriented uses like gas stations, vehicle repair, and drive-thus in some of the MX (Mixed Use) districts? What if they were subject to limitations like restricting the number of gas pumps or drive-thru lanes? Please tell us what you think.

¿Deberíamos permitir usos orientados al automóvil, como gasolineras, talleres mecánicos y autoservicios en algunos distritos de Uso Mixto (MX)? ¿Qué pasaría si estuvieran sujetos a limitaciones, como la restricción del número de gasolineras o carriles para autoservicio? Por favor, diganos qué opina.

PLEASE LEAVE COMMENTS HERE
POR FAVOR DEJE COMENTARIOS AQUÍ

8. What do you think about the suggested mix of small commercial uses allowed in the RD (Residential Detached) and RA (Residential Attached) zoning districts? Is it too much or not enough? Please let us know what you think.

¿Qué opina de la combinación sugerida de pequeños usos comerciales permitidos en los distritos de zonificación RD (Residencial No Adosada) y RA (Residencial Adosada)? ¿Es excesiva o insuficiente? Por favor, diganos qué piensa.

PLEASE LEAVE COMMENTS HERE
POR FAVOR DEJE COMENTARIOS AQUÍ

9. What do you think of the proposed zoning for your home or business? Does it do a good job of implementing Richmond 300 or not? Please tell us what you think.
¿Qué opina sobre la zonificación propuesta para la zona de su casa o de su negocio? ¿En su opinion esta propuesta hace un buen trabajo al implementar Richmond 300? Por favor, díganos qué piensa.

PLEASE LEAVE COMMENTS HERE
POR FAVOR DEJE COMENTARIOS AQUÍ

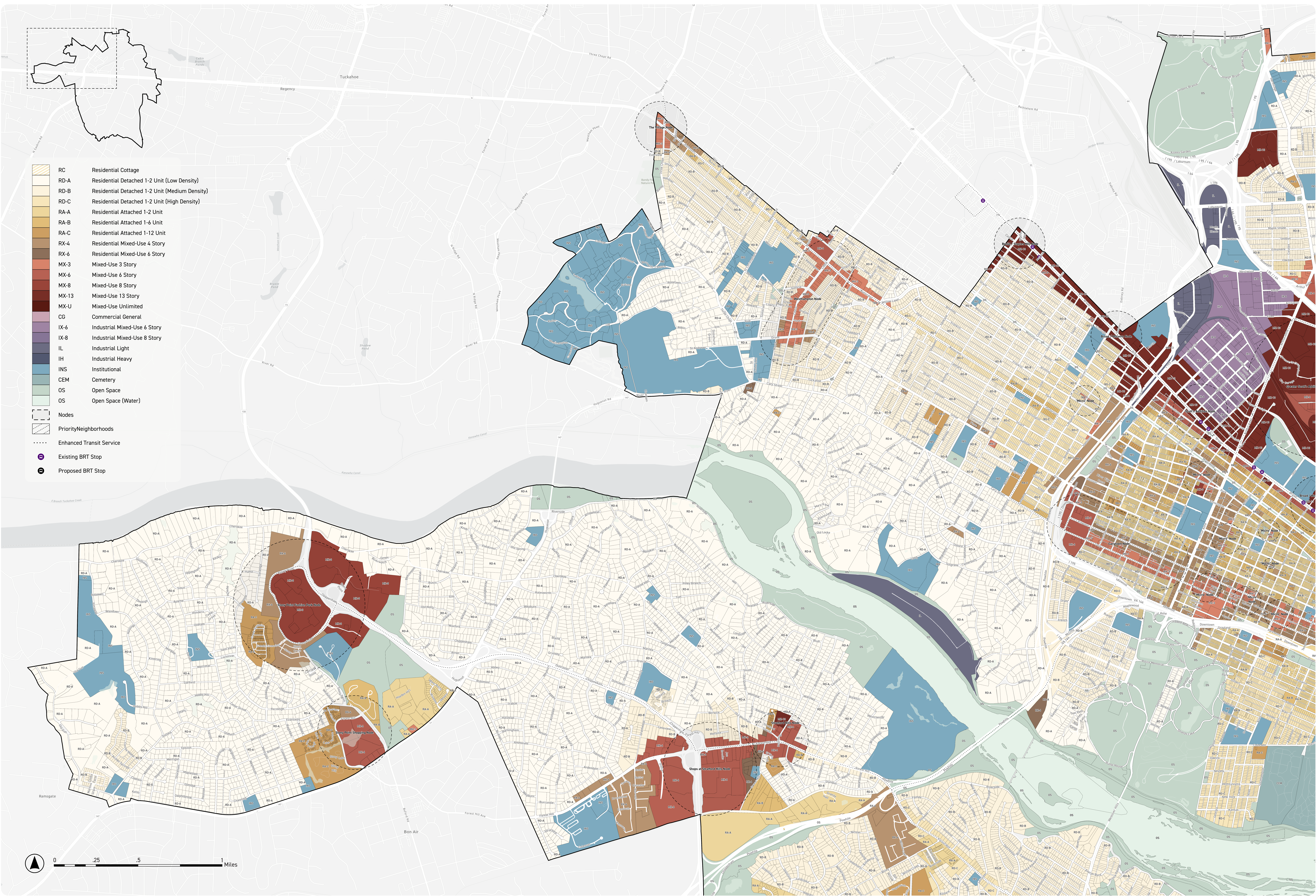
10. Are there any areas on the map where you are concerned with height transitions from one district to another? If so, please provide your thoughts below and point them out on the map.
¿Hay algún área en el mapa que le preocupa en relación a la transición de un distrito a otro? De ser así, comparte tus opiniones a continuación y señálalas en el mapa.

PLEASE LEAVE COMMENTS HERE
POR FAVOR DEJE COMENTARIOS AQUÍ

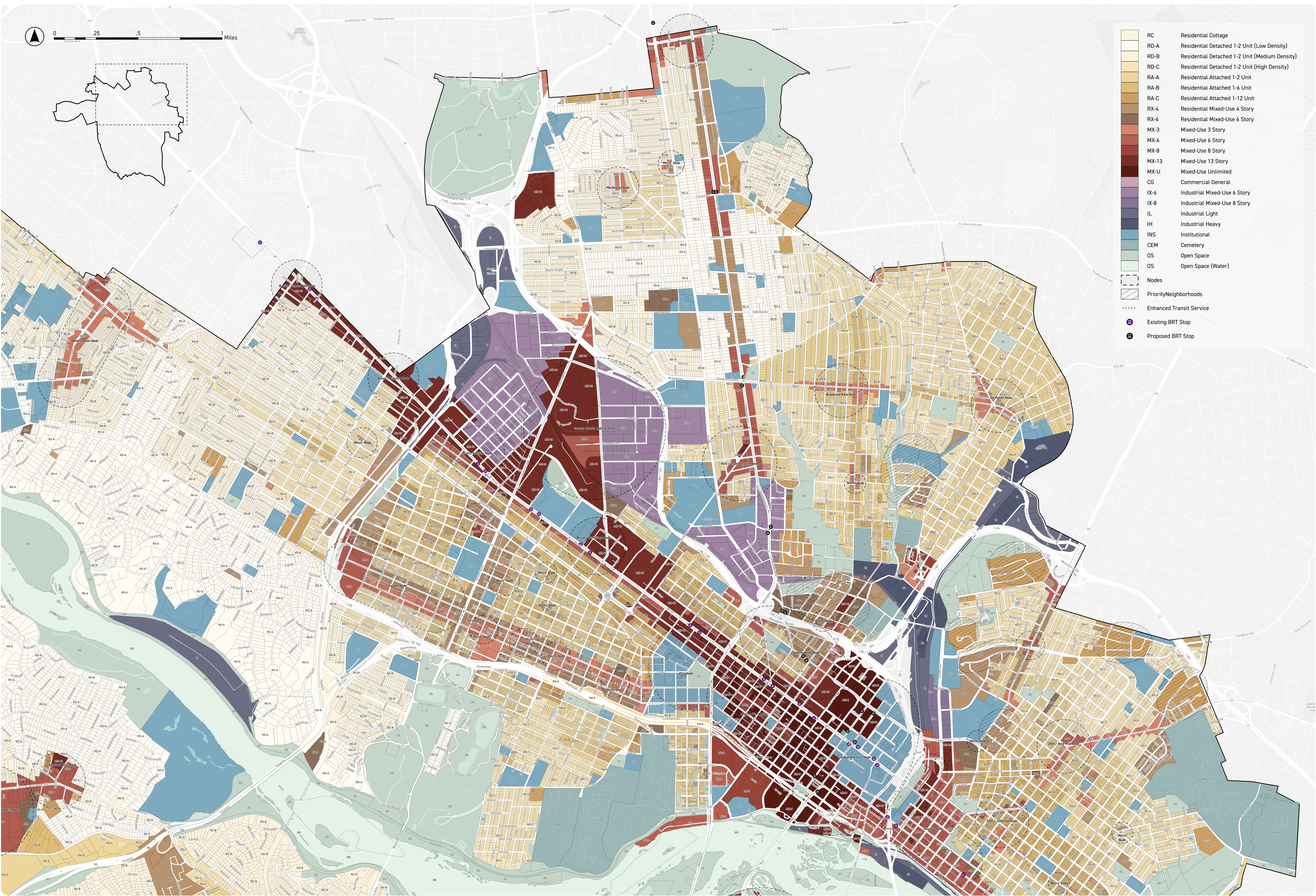
11. What do you think about where the MX (Mixed Use) districts have been mapped? Are there places where you think more or less height should be allowed? If so, please provide your thoughts below and point them out on the map.
¿Qué opinas sobre la ubicación de los distritos de Uso Mixto (MX)? ¿Hay lugares donde crees que se debería permitir más o menos altura? De ser así, comparte tus opiniones a continuación y señálalas en el mapa.

PLEASE LEAVE COMMENTS HERE
POR FAVOR DEJE COMENTARIOS AQUÍ

PROPOSED DRAFT ZONING MAP (NORTHWEST)
BORRADOR DEL MAPA DE ZONIFICACIÓN PROPUESTO (NOROESTE)



PROPOSED DRAFT ZONING MAP (NORTHEAST)
BORRADOR DEL MAPA DE ZONIFICACIÓN PROPUESTO (NORESTE)



PROPOSED DRAFT ZONING MAP (SOUTH)
BORRADOR DEL MAPA DE ZONIFICACIÓN PROPUESTO (SUR)

STATION 5
ESTACIÓN 5

