

Zoning Districts

1.19 Establishment of Overlay Districts

The overlay districts as noted below have been established to add additional and unique development standards which will help the City accomplish its goals. For the purpose of this Unified Development Ordinance, the following overlay districts have been established for the purpose as stated:

Zoning District Code	Zoning District Name	Zoning District Purpose
ACO	Airport Compatibility Overlay	This district is established to disallow land uses which are in conflict with or are adversely affected by normal airport operations, to help mitigate wildlife incursions, and to promote compatible uses.
APO	Aquifer Protection Overlay	This district is established to guide development and existing uses in those areas where an aquifer has been identified as deserving of detailed standards because of the existence of a wellfield providing potable water to the local water utility.
NCO	North Corridor Overlay	This district is established to promote the City's goals for the north U.S. 27 corridor and gateway by promoting safe pedestrian and vehicular circulation, architectural enhancements, high quality site design, and a sense of place.
TCO	Transitional Corridor Overlay	This district is established to permit logical and appropriate transition from residential or low intensity commercial uses to higher intensity mixed-uses.
NTO	Neighborhood Transition Overlay	This district is established to promote the City's goals for specific neighborhoods, including the recognition of historic character, within the City to evolve to appropriate mixed-uses compatible with adjacent and nearby existing homes.
MUO	Mixed-Use Overlay	This district is established to promote the City's goals for specific areas zoned General Commercial with existing development plans or zoning approvals in place prior to the adoption of the Unified Development Ordinance that would otherwise not be permitted in the Unified Development Ordinance.

1.20 Establishment of Planned Development Districts

As provided for in the Unified Development Ordinance, only the following standard zoning districts may be rezoned to a Planned Development District: PR, AG, IA, R1, R2, R3, UR, M1, M2, UV, IS, NC, LC, GC, OC, CB, HC, EP, IC, I1, I2, and HI.

1.21 Zoning District Land Uses

The two-page layout for each standard zoning district in *Article 2: Zoning Districts* identifies land uses allowed in that district. Such land uses are of two kinds: permitted uses and special exception uses. the City of Richmond's permitted and special exception uses for each district are noted in the "Permitted Use" and "Special Exception Use" columns on each two-page layout.

1.22 Unlisted Land Uses

Any land use not listed in either the permitted use or special exception use column of a particular zoning district, shall be prohibited in that particular zoning district.

1.23 Questionable Land Uses

Any land use not listed in either the permitted use or special exception use column of a particular zoning district, but that is similar or related to a use that is a permitted use or a special exception use in that zoning district may be deemed permitted through a Questionable Land Use Interpretation by the Zoning Administrator.