

Mixed-Use Overlay (MUO) District

3.27 MUO District Intent, Effect on Uses, and Effect on Standards

| District Intent | Effect on Land Uses | Effect on Development Standards |
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| <p>The Mixed-Use Overlay (MUO) District is intended 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 UDO that would otherwise not be permitted in the UDO.</p> | <p>All permitted uses in the base zoning district are permitted as such in the MUO District.</p> <p>In addition to the base zoning district's permitted uses, the following list of uses is permitted.</p> <p>Agricultural Permitted Uses</p> <ul style="list-style-type: none"> • agricultural crop production • land conservation • orchard • tree farm • vineyard <p>Institutional Permitted Uses</p> <ul style="list-style-type: none"> • bus station • camp • cemetery/mausoleum • child care institution • church, temple, or mosque • community center • government office • government operations (non-office) • hospital • library • museum • nature center • park • police, fire, or rescue station • pool, public • post office • retreat center • school (P-12) <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> • dwelling, multiple-family (2 or 3 units) • dwelling, multiple-family (4 to 6 units) • dwelling, multiple-family (7 to 15 units) • dwelling, multiple-family (16+ units) • dwelling, single-family attached • dwelling, single-family detached • fair housing facility (small) | <p>The development standards from the base zoning district shall apply to the MUO District except as described otherwise in <i>Section 3.31</i>.</p> |

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3.28 MUO District Applicability

The following requirements apply to all land within the MUO District as defined in *Section 3.29: MUO District Jurisdictional Boundary*. The City of Richmond shall carefully consider any attempt to circumvent the MUO District's land use restrictions and additional development standards regulations with a planned development or rezoning of property.

3.29 MUO District Jurisdictional Boundary

The jurisdictional boundaries for the MUO District shall be shown on the Official Zoning Map as a hatched or textured pattern and noted on the map legend as the MUO District.

3.30 MUO Prerequisites

- A. Minimum Lot Area: The minimum lot area required to qualify for the MUO District shall be forty (40) acres at the time of the Unified Development Ordinance's adoption; which may be comprised of one (1) or more contiguous lots all under the same single ownership.
- B. Base Zoning District: The base zoning district shall have been a commercial zoning district at the time of the Unified Development Ordinance's adoption.

3.31 MUO District Development Standards

The following development standards are required in order to promote the intent of the MUO District and meet the goals and objectives of the *City of Richmond Comprehensive Plan*.

- A. Agricultural Uses: Any portion of a lot used for an agricultural use shall be regulated by all applicable development standards for the AG District.
- B. Institutional Uses: Any portion of a lot used for an institutional use shall be regulated by all applicable development standards for the IS District.
- C. Single-family Residential Uses: Any portion of a lot used for a single-family residential use shall be regulated by all applicable development standards for the R2 District.
- D. Multiple-family Residential Uses: Any portion of a lot used for a multiple-family residential use shall be regulated by all applicable development standards for the M2 District.
- E. All Other Uses: Any portion of a lot used for any other permitted use shall be regulated by the base zoning district's applicable development standards.

