

Zoning Districts

1.18 Establishment of Standard Zoning Districts

Each of the standard zoning districts in this Unified Development Ordinance stand alone and is not a part of a hierarchy or pyramidal system of zoning. Only those uses and development standards which are expressly permitted and noted for each zoning district apply to that zoning district.

For the purpose of the Unified Development Ordinance, the City of Richmond has established the following zoning districts:

Zoning District Code	Zoning District Name	Zoning District Purpose
PR	Parks and Recreation	This district is established for parks, recreational areas, open space, and trails.
AG	Agricultural	This district is established for agricultural areas and buildings associated with agricultural production.
IA	Intense Agricultural	This district is established for medium to high intensity agricultural operations or operations likely to have a significant adverse impact on surrounding non-agricultural uses.
R1	Low Density Single-family Residential	This district is established for single-family detached, medium to large sized homes on large sized lots.
R2	Medium Density Single-family Residential	This district is established for single-family detached, medium sized homes on medium sized lots.
R3	High Density Single-family Residential	This district is established for single-family detached, small to medium sized homes on small sized lots.
UR	Urban Residential	This district is established for a mix of residential uses on small lots.
M1	Multiple-family Residential	This district is established for two to four-unit buildings on single lot.
M2	Multiple-family Residential	This district is established for apartment complexes and other large scale multiple-family residential development.
MP	Manufactured Home Park	This district is established for developments (mobile or manufactured home parks) which typically lease dwelling sites for single-wide and double-wide manufactured homes.
UV	University	This district is established for various uses related to the higher educational needs of a university or college.
IS	Institutional	This district is established for institutional and municipal owned lands for public purpose and use.
NC	Neighborhood Commercial	This district is established for small-scale, low intensity businesses offering retail goods and services for the convenience of nearby neighborhoods.
LC	Limited Commercial	This district is established for a variety of moderate-scale, moderate-intensity retail goods, service, entertainment, and dining establishments.
GC	General Commercial	This district is established for a wide variety of retail, service, entertainment, and dining establishments.
OC	Outdoor Commercial	This district is established for businesses with significant outdoor display areas for merchandise.
CB	Central Business	This district is established for a mix of retail, commercial, entertainment, governmental, and professional uses with upper floor office and residential uses that complement a urban commercial setting. This district is intended primarily for the existing central business area.
HC	Highway Commercial	This district is established for commercial uses that are closely related to the special needs of the traveling public, interstate commerce, trucking and, in general, vehicular traffic along interstates and major state highways.
EP	Ed-Med-Tech Park	This district is established for higher education, medical offices, and technology business uses in a business park setting.
IC	Industrial Commercial	This district is established for light to moderate intensity industrial uses, industrial uses with showroom sales, distribution facilities with retail sales, and outdoor commercial sales and maintenance of large vehicles and construction equipment.
I1	Low to Moderate Intensity Industrial	This district is established for low to moderate intensity industrial uses and light manufacturing facilities.
I2	High Intensity Industrial	This district is established for high intensity industrial uses and heavy manufacturing facilities.
HI	High Impact	This district is established for uses that may have a high impact to the community.

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.