



### LEGEND

#### JURISDICTIONAL BOUNDARIES

- EXTRAJURISDICTIONAL JURISDICTION
- CITY LIMITS
- LIMITED PURPOSE ANNEXATIONS
- HISTORIC OVERLAY DISTRICT
- OTHERS - ETJ
- OTHERS - CITY LIMIT
- FORT BEND CO

#### FEATURES

- FEMA FLOODWAYS
- FORT BEND CAD PARCELS - 2018
- RAILROADS
- MAJOR THOROUGHFARES

#### Interpreting the Zoning Map :

Where the official zoning map appears to be unclear regarding the location of district boundaries, the Code Official shall make a determination using the following criteria:

- Rights-of-Way or Easements
- Corporate Limits
- Property Lines
- Watercourses

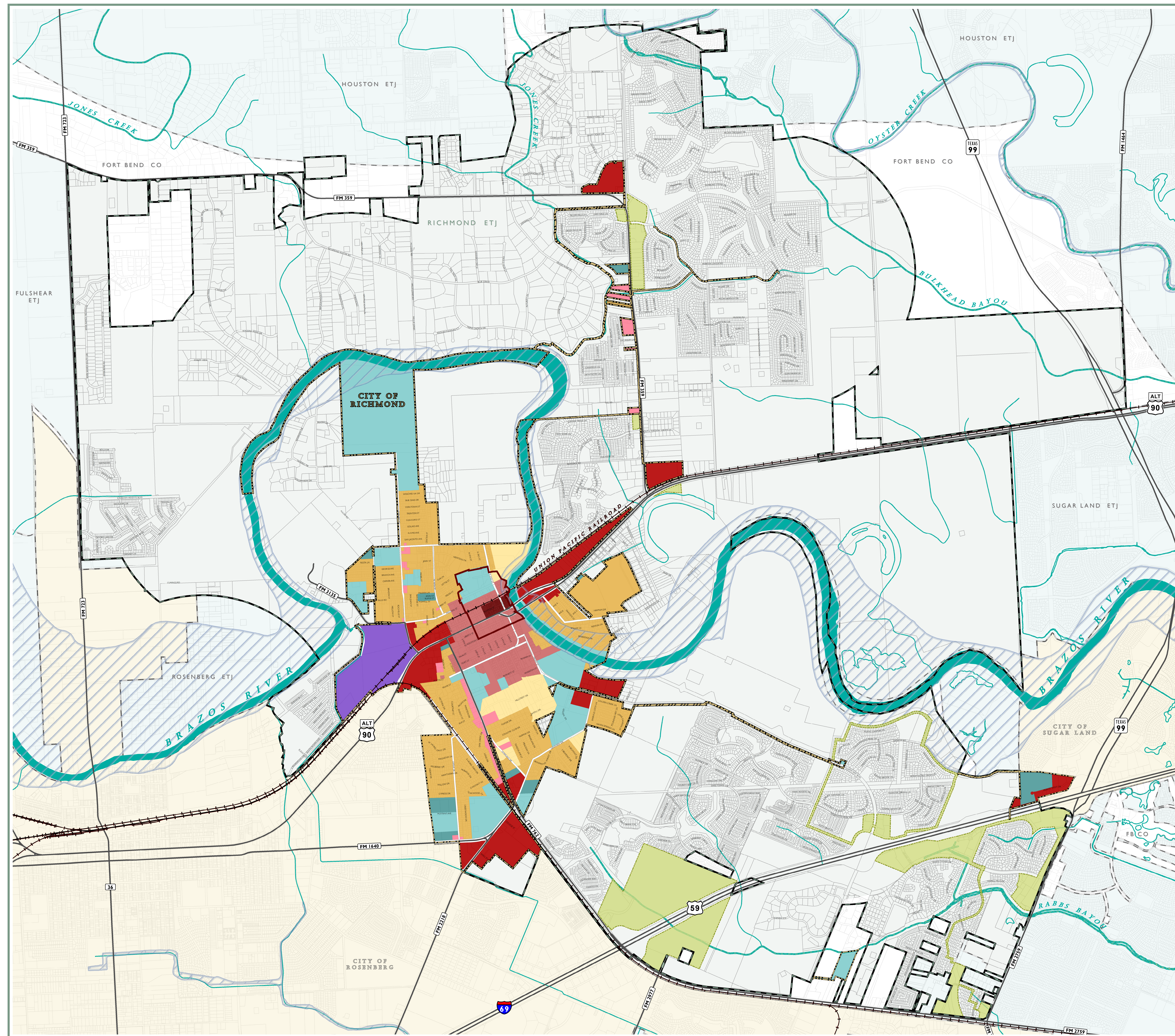
#### DISCLAIMER :

This map is intended for general informational purposes only, and does not represent a legal record.

The City of Richmond, Texas makes no warranty regarding accuracy or completeness, and the contents or data may be subject to revision at any time without notification.



A Charming Past. A Soaring Future.



# OFFICIAL ZONING MAP

### LEGEND

#### ZONING DISTRICT

**RESIDENTIAL :** any use, building or structure (or portion of a building or structure) used for premises that contain habitable rooms for non-transient occupancy, designed primarily for living, sleeping, cooking, and eating. Typically contained within single-family detached, single-family attached, and multi-family dwelling units. The term "residential" does not mean "overnight accommodations."

- SUBURBAN RESIDENTIAL SR To provide for the development, and sometimes preservation, of residential neighborhoods with suburban character.
- GENERAL RESIDENTIAL GR To provide for the development, and sometimes preservation, of residential neighborhoods with auto-urban character.

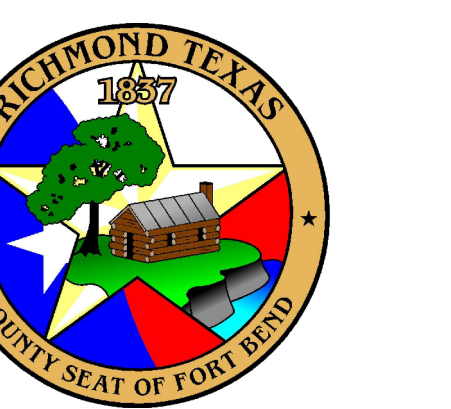
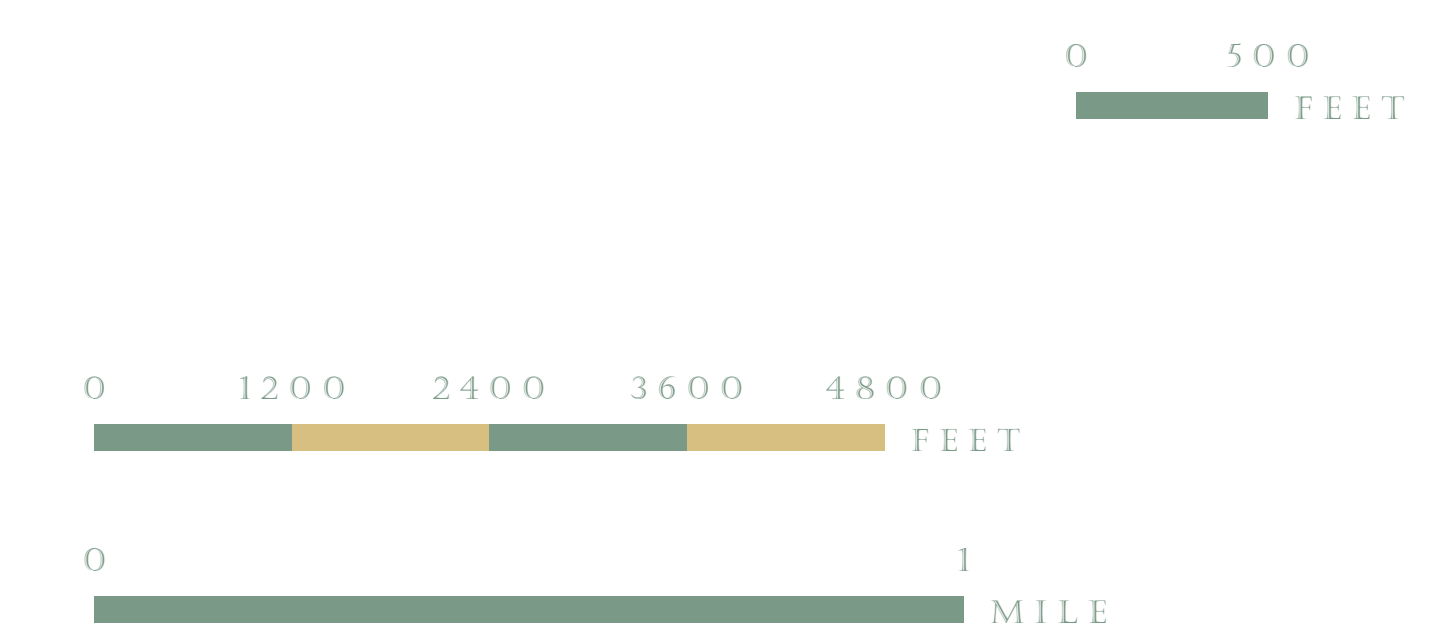
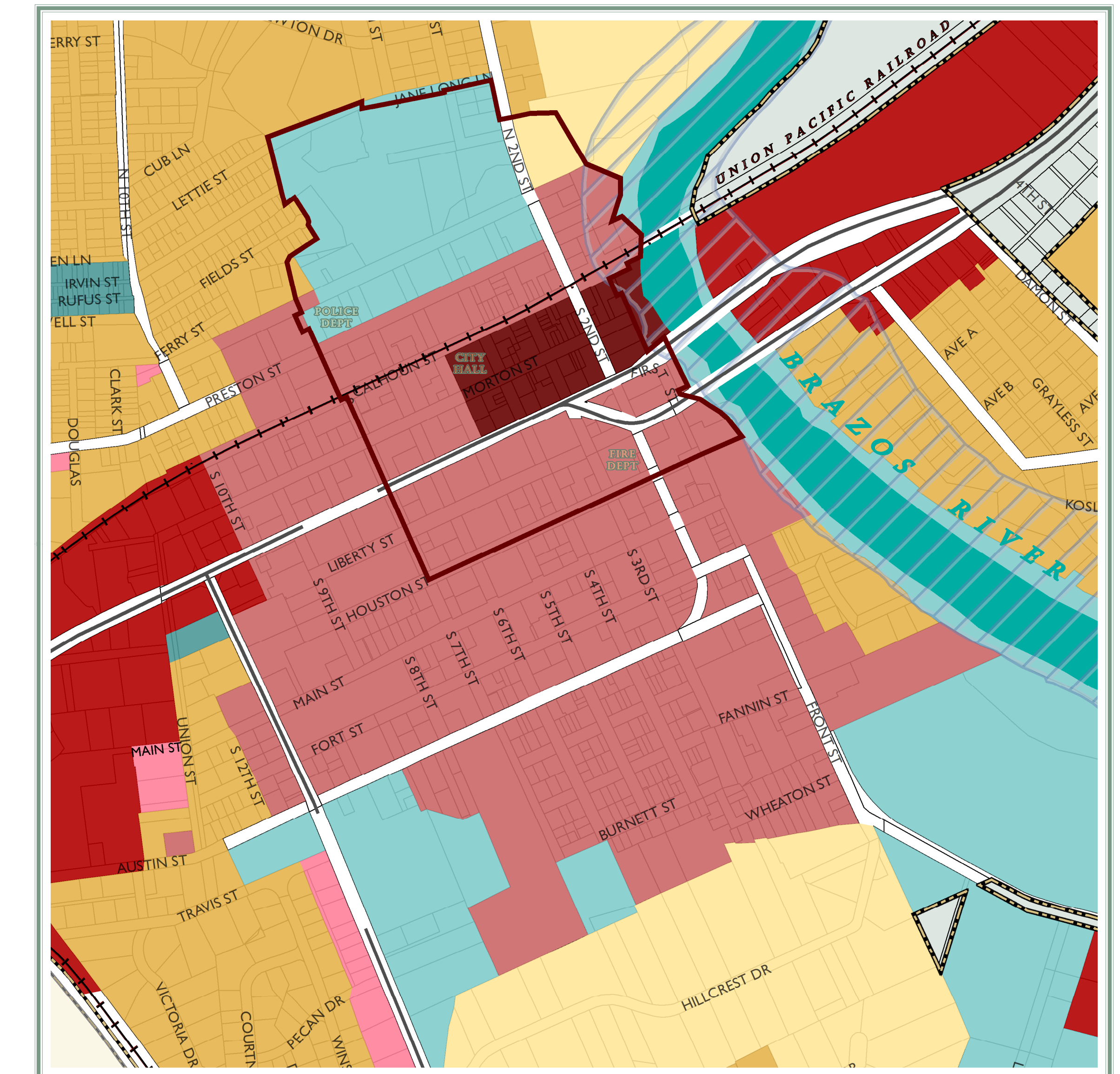
**NONRESIDENTIAL :** any use, building or structure (or portion of a building or structure) occupied or intended to be occupied, in whole or in part, for a use other than a dwelling unit, home, residing place, or permanent living space or sleeping space for one or more human beings.

- SUBURBAN COMMERCIAL SC To provide for the development of neighborhood convenience uses with suburban character, where the building and site design standards ensure appropriately scaled commercial uses that are compatible and cohesive with abutting and nearby residential uses.
- GENERAL COMMERCIAL GC To provide for general commercial uses. It is the primary retail and service district and is generally auto-urban in character.
- OLDE TOWN OT To preserve the traditional (and sometimes historic), older areas of the City. This area exists on a gridded street pattern with a mix of historic residential houses, houses that have been converted to nonresidential uses (e.g., law offices), and public / institutional, civic uses. Development within the district allows a mix of uses while preserving the traditional "old town" character of the City.
- DOWNTOWN DN To provide for commercial and mixed-use within the City's original central business district. Development is urban in character (i.e., buildings are built to the street and parking is generally provided on-street or in public or private parking lots or parking structures).
- INDUSTRIAL IN To provide for the development of a range of industrial enterprises with auto-urban character. These uses may include such things as manufacturing, fabrication, and / or warehousing with both indoor and outdoor operations, on-site storage and display, and may have heavy truck traffic.
- PUBLIC / INSTITUTIONAL PI To provide for public-owned and operated uses (e.g., governmental and school buildings and facilities, utility stations, libraries, cemeteries, active and passive recreation parks, public safety complexes, post offices, etc.). Oftentimes unique in nature and scale and thus, not appropriately placed within any other district. Some may be appropriate in other districts subject to applicable performance standards.
- MIXED - USE MU To provide for the development of higher density residential housing horizontally or vertically mixed with commercial or other nonresidential uses (e.g., public / institutional uses). The district anticipates an urban character of development that is highly walkable and where large expanses of parking are not visible from the street. These areas should be buffered from, yet may be connected to, abutting residential and other uses.

MIXED - USE : development in which a combination of residential and nonresidential uses (e.g., residential - over - retail), or several classifications of nonresidential uses (e.g., office and retail), are located on the same parcel proposed for development.

## DOWNTOWN HISTORIC OVERLAY DISTRICT

Represents the unique confluence of time and place that shaped the identity of the City of Richmond and produced significant historic, architectural, and cultural resources that constitute our heritage.



MAP UPDATED : FEBRUARY 2019