



Map 3.17  
**Change Area 15**  
 Regatta/Marina Bay

- City of Richmond
- Change Areas
- Residential Neighborhoods**
  - Hillside Residential
  - Low-Density Residential
  - Medium Density Residential
  - Neighborhood Mixed-Use
- Key Corridors**
  - Medium Density Mixed-Use (Residential Emphasis)
  - Medium Intensity Mixed-Use (Commercial Emphasis)
- Activity Centers**
  - Medium Intensity Mixed-Use (Gateway and/or Community Node)
  - High Intensity Mixed-Use (Major Activity Center)
  - Regional Commercial Mixed-Use
- Business and Industry**
  - Live/Work
  - Business/Light Industrial
  - Low Intensity Business/Light Industrial
  - Marine and Waterfront Commercial
  - Industrial
  - Port
- Community**
  - Agriculture
  - Open Space
  - Parks and Recreation
  - Public, Cultural, and Institutional
- Overlay Zones**
  - Transition Zone Overlay District (TZOD)  
 Pursuant to Ordinance No. 1808, residential uses are prohibited within this zone