



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
  -  Richmond Bay Specific Plan
- Business and Industry**
  -  Live/Work
  -  Business/Light Industrial
  -  Industrial Agriculture
  -  Marine and Waterfront Commercial
  -  Industrial
  -  Port
- Community**
  -  Agriculture
  -  Shoreline Conservation
  -  Open Space
  -  Parks and Recreation
  -  Public, Cultural, and Institutional
  -  Richmond Hills Initiative Area
- Overlay Zones**
  -  Transition Zone Overlay District (TZOD)  
Pursuant to Ordinance No. 1808, residential uses are prohibited within this zone