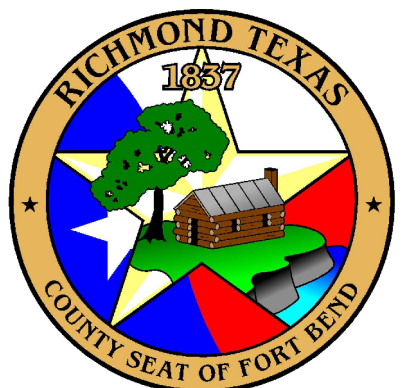
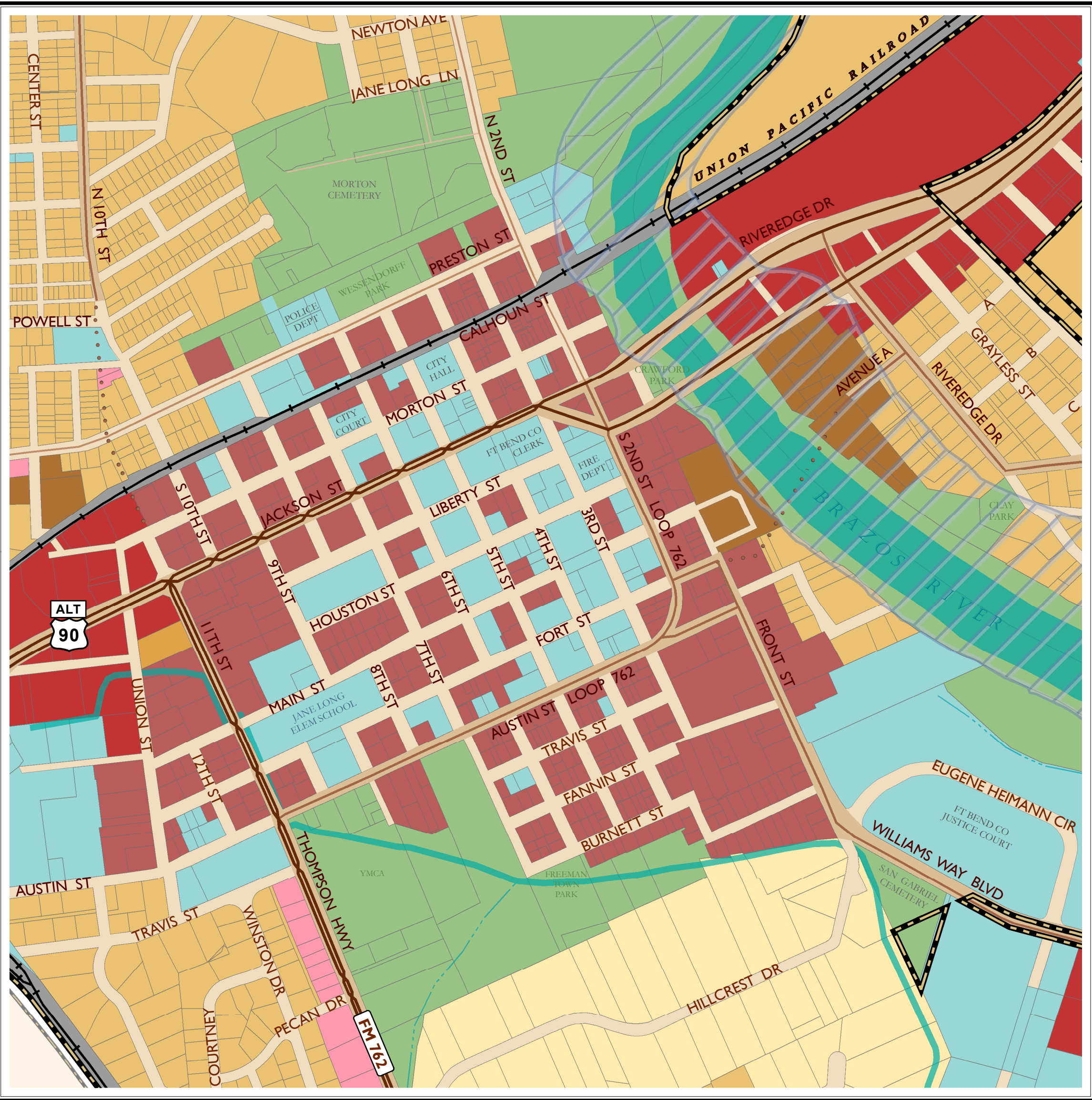


FUTURE LAND USE PLAN

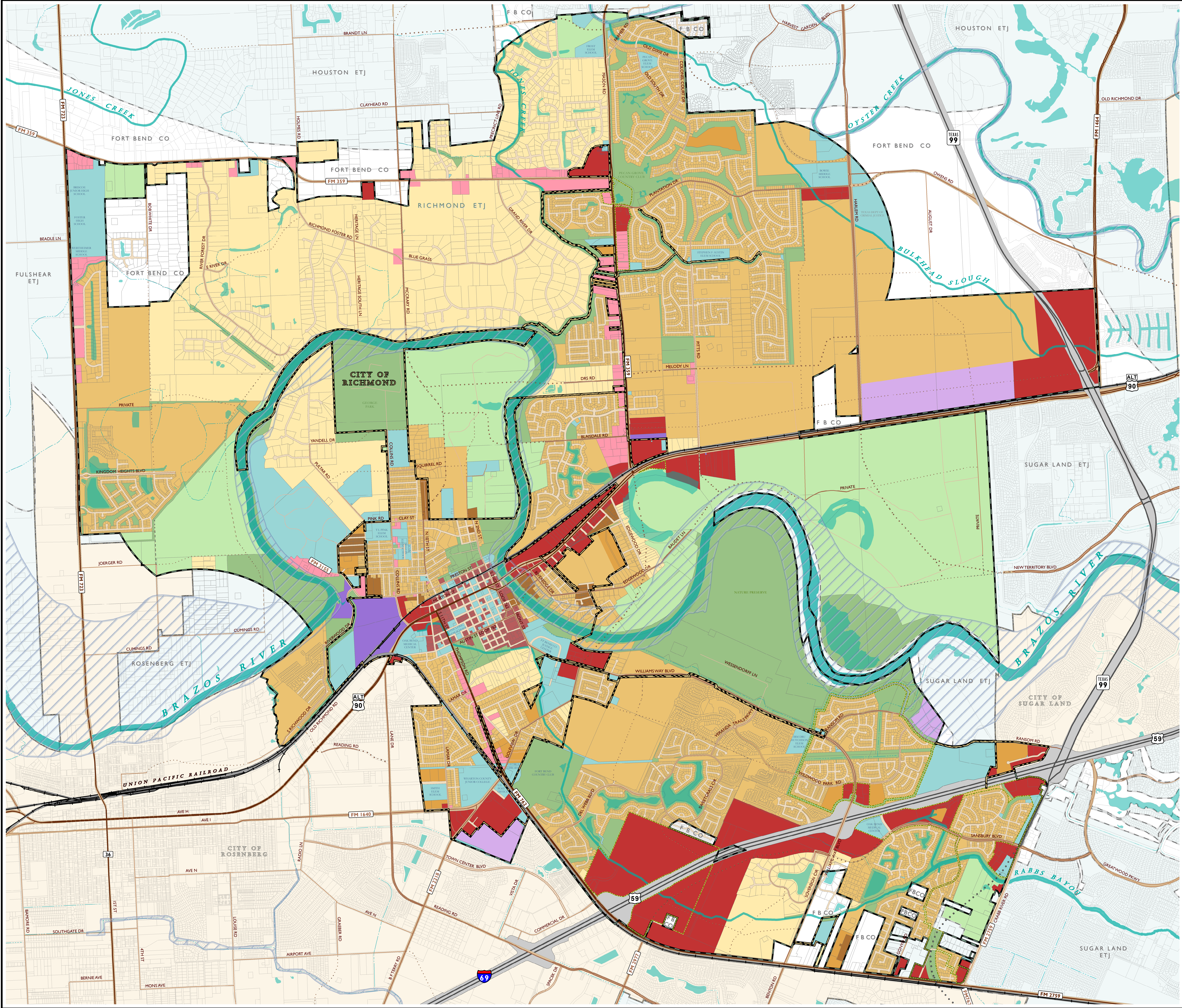
LAND USE CLASSIFICATIONS	LAND USE DESCRIPTION
RURAL	Agricultural and rural uses warranting protection from premature development or lands being held for future development. Includes scattered rural homesteads that are independent of subdivisions.
SUBURBAN RESIDENTIAL	Single-family residential lots that are typically one acre or larger. Oftentimes located in semi-rural subdivisions at the periphery of urbanization, although sections of the original City grid have a similar lot size and spacious character. Frequently located near natural or man-made amenities (e.g., water features, scenic vistas, golf courses, greenways). The overall design and lot configuration typically aims to preserve the character of the region's natural amenities.
GENERAL RESIDENTIAL	Single-family detached or attached homes, townhomes, or patio homes. Characterized by less openness and separation between dwellings, relative to suburban residential areas.
MULTIFAMILY RESIDENTIAL	Apartment complexes, senior living facilities, and other higher-density housing types. Generally located along arterials or as transitional uses between commercial and lower-density residential areas, using buffering to reduce the differences in scale or intensity of development.
MANUFACTURED HOMES RESIDENTIAL	Generally located along arterials or as transitional uses between commercial and lower-density residential areas, using buffering to reduce the differences in scale or intensity of development.
SUBURBAN CORRIDOR	Low-impact commercial development (with occasional residential uses) within or at the edge of appropriate neighborhood settings, such as key intersections or subdivision entrances. May include residential buildings converted to small-scale office or retail spaces along major corridors.
GENERAL COMMERCIAL	A broad range of retail, restaurant, entertainment, office, institutional, and service uses. Sites and buildings are relatively large in scale and serve the local and regional trade areas. The location and proximity relative to other classifications should be carefully considered, especially to avoid nuisance impacts on nearby residential areas.
HISTORIC DISTRICT	To retain Richmond's original City grid street pattern and reflect a greater diversity of land use types. Typically using performance standards to ensure compatible character and scale of residential, commercial, civic / institutional, and vertical mixed uses.
BUSINESS PARK	Limited office or light industrial uses, often as part of a master planned project. Characterized by similar signage and design standards that promote high-quality building and landscaping materials.
INDUSTRIAL	A variety of light and heavy industrial uses, including those with potentially significant impacts to surrounding properties. Special consideration is given to building placement, buffering, screening, and outdoor activity and storage to optimize compatibility with adjacent land uses.
PUBLIC / INSTITUTIONAL	Schools; hospitals; places of worship; community organizations; and City-, County-, and State-owned land; or buildings that may require sizable tracts of land. Certain publicly owned uses, such as public works facilities, are best located within industrial areas.
PARKS and OPEN SPACE	Community parks, recreational facilities, cemeteries, and open spaces, as well as conservation areas required by the floodplain and other natural features. Park design, intensity of development, and planned uses / activities should match the character of the surrounding area.

DOWNTOWN HISTORIC DISTRICT

A Comprehensive Master Plan shall not constitute zoning regulations or establish zoning district boundaries.



MAP UPDATED : FEBRUARY 2019



LEGEND

JURISDICTIONAL BOUNDARIES

- EXTRATERRITORIAL JURISDICTION
- CITY LIMITS
- LIMITED PURPOSE ANNEXATIONS
- OTHERS - ETJ
- OTHERS - CITY LIMIT
- FORT BEND CO

FEATURES

- FEMA FLOODWAYS
- RAILROADS

THOROUGHFARE SYSTEM

- REGIONAL
- REGIONAL PROPOSED
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- MINOR ARTERIAL PROPOSED
- COLLECTOR
- COLLECTOR PROPOSED
- RESIDENTIAL

ADOPTED JULY 21, 2014

This map shall serve as the City's planning blueprint to guide future development and influence land development regulations.

If continually reviewed and updated, the Future Land Use Plan will adapt to market trends while preserving high-quality development character and promoting unified growth patterns.

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.



RICHMOND TEXAS 1837

A Charming Past. A Soaring Future.