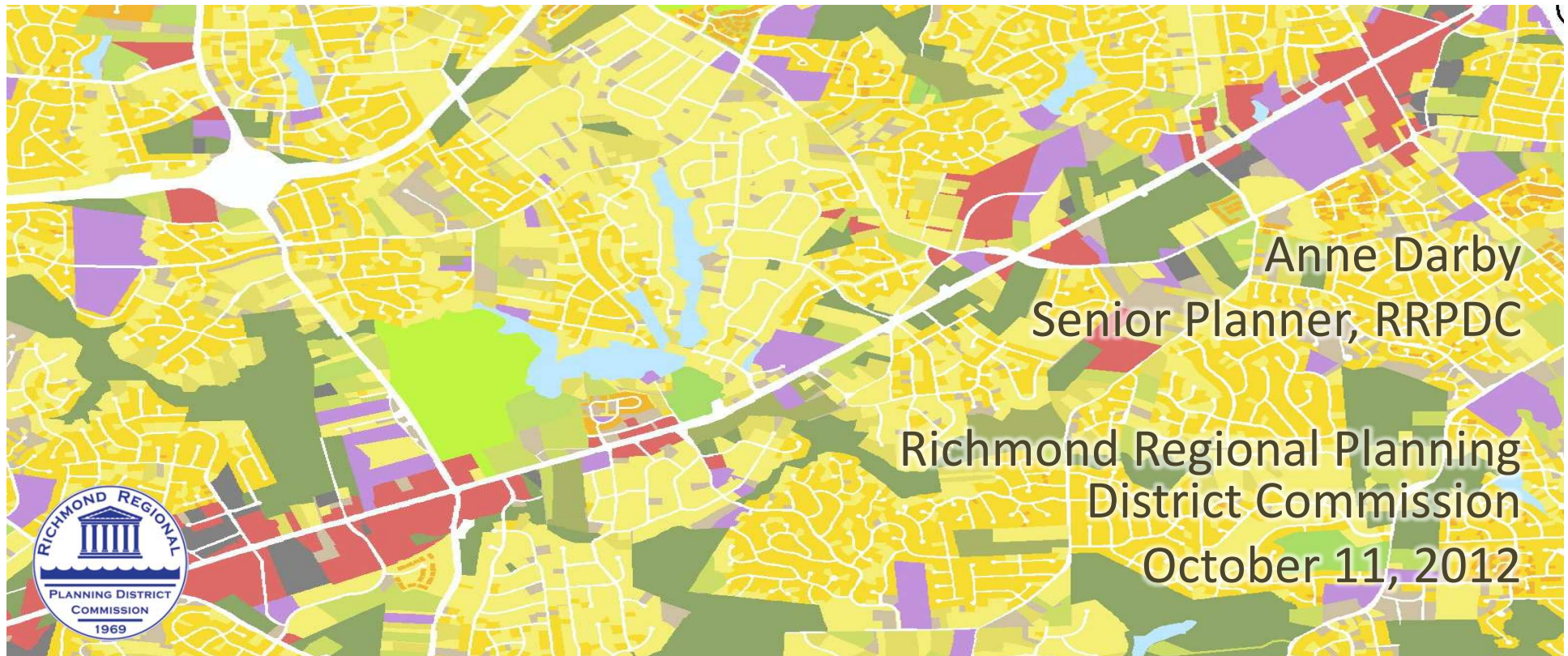


# Richmond Regional Existing Land Use Inventory and Analysis



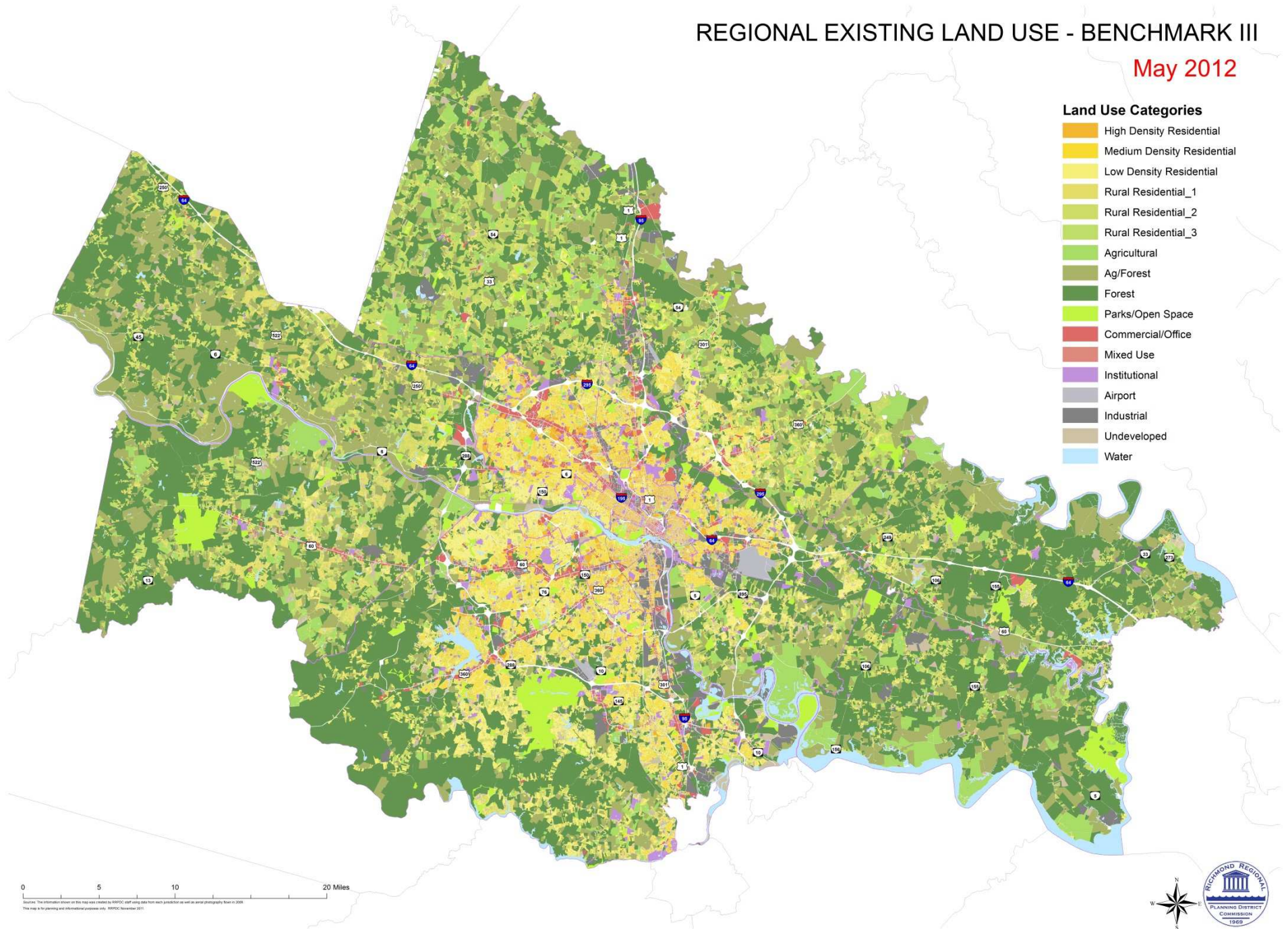


# REGIONAL EXISTING LAND USE - BENCHMARK III

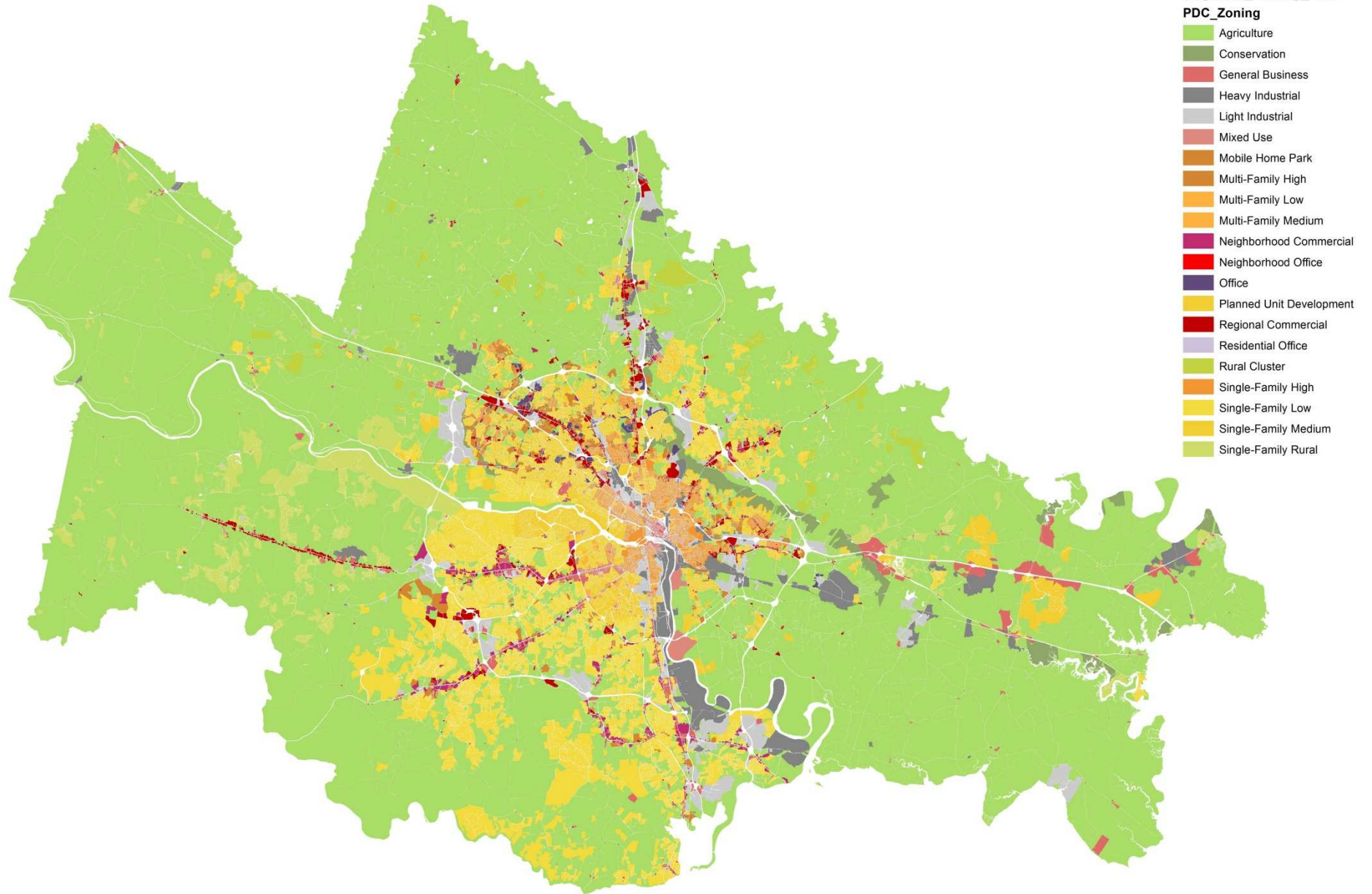
May 2012

## Land Use Categories

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Rural Residential\_1
- Rural Residential\_2
- Rural Residential\_3
- Agricultural
- Ag/Forest
- Forest
- Parks/Open Space
- Commercial/Office
- Mixed Use
- Institutional
- Airport
- Industrial
- Undeveloped
- Water



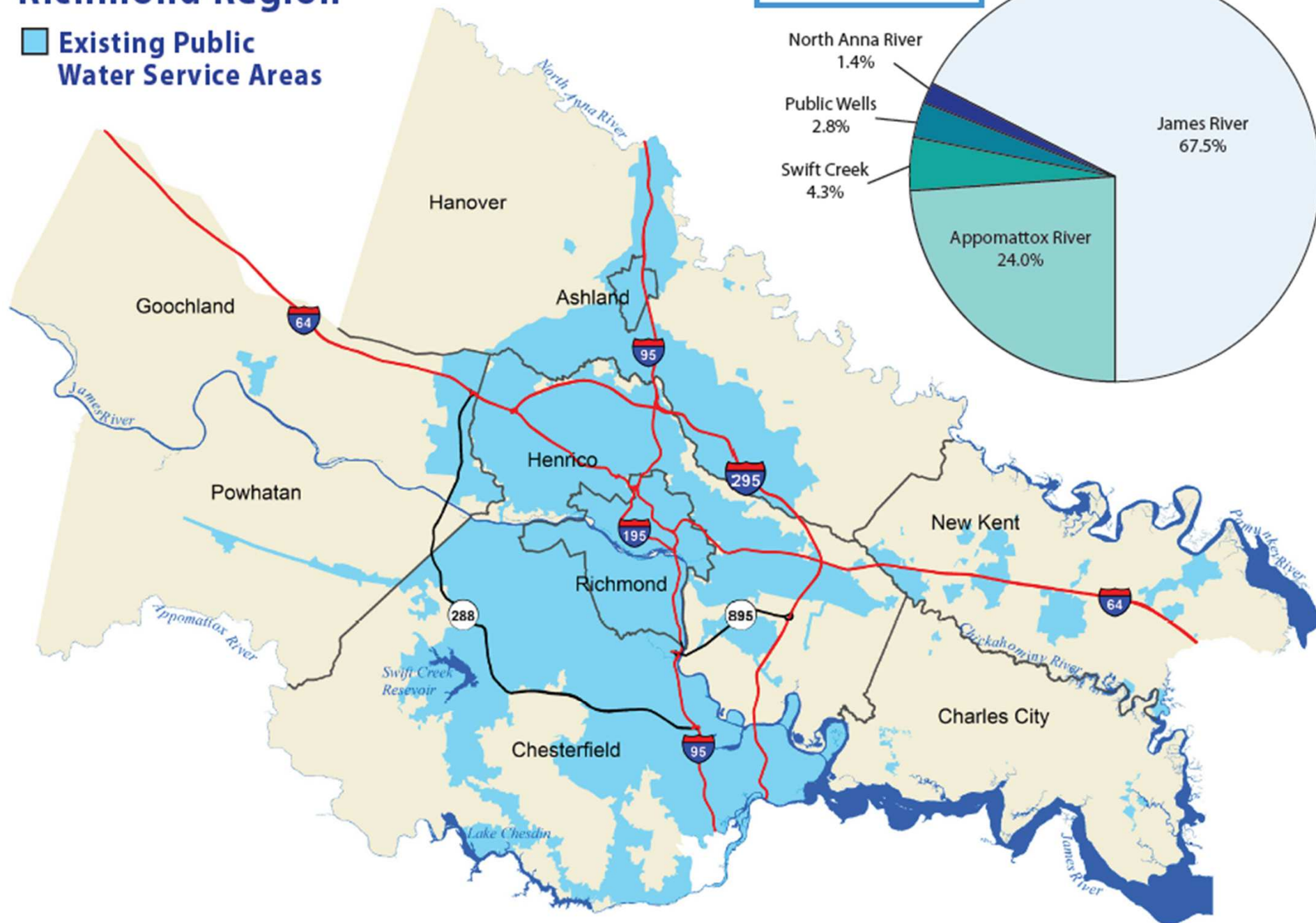
# Generalized Regional Zoning Map for the PDC





# Richmond Region

Existing Public Water Service Areas



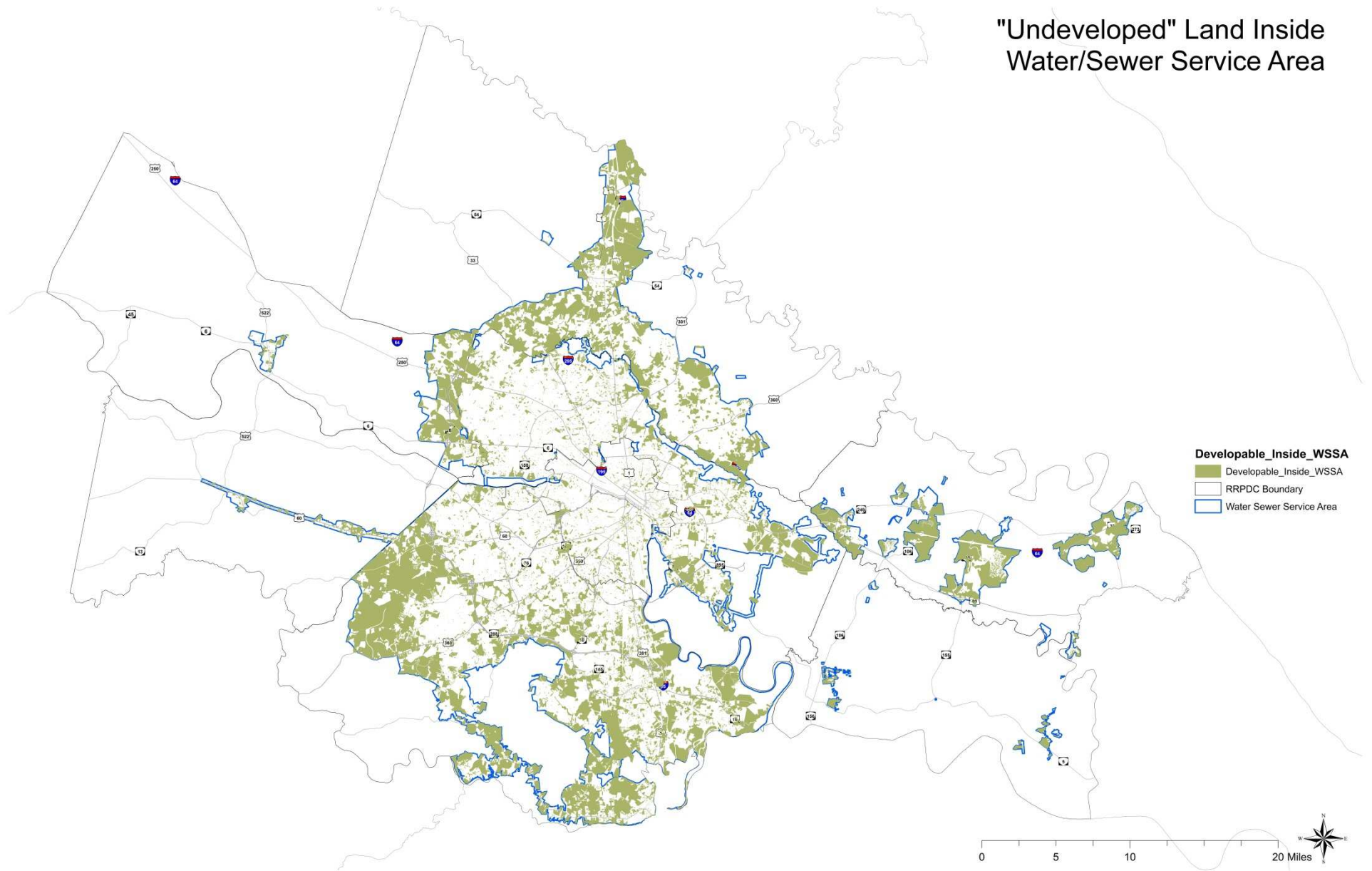
# Richmond Region

Existing Public Sewer Service Areas

## Public Sewer Capacity, Usage, and Agreements



## "Undeveloped" Land Inside Water/Sewer Service Area

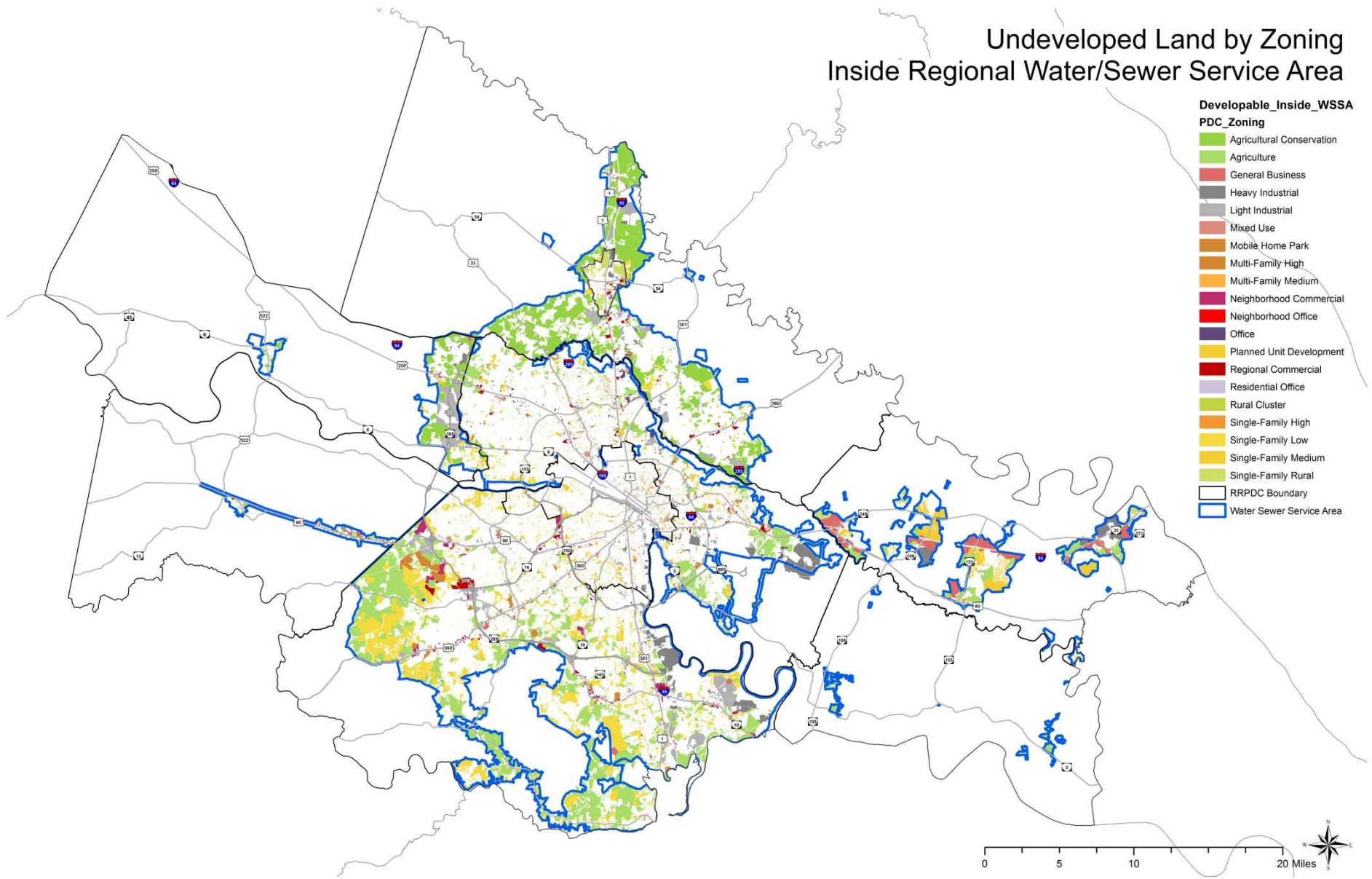




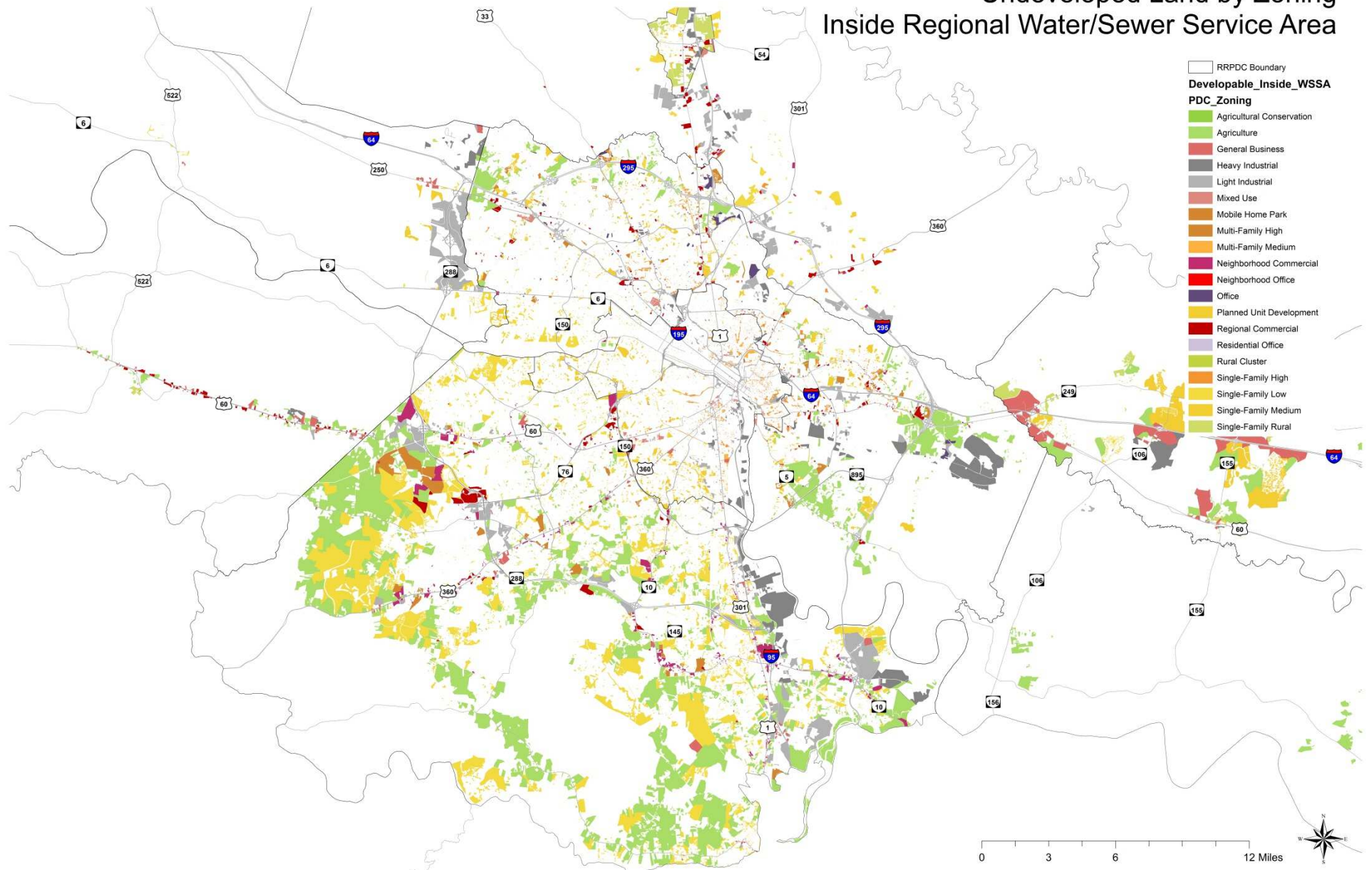
# Undeveloped Land by Zoning Inside Regional Water/Sewer Service Area

## Developable\_Inside\_WSSA PDC\_Zoning

- Agricultural Conservation
- Agriculture
- General Business
- Heavy Industrial
- Light Industrial
- Mixed Use
- Mobile Home Park
- Multi-Family High
- Multi-Family Medium
- Neighborhood Commercial
- Neighborhood Office
- Office
- Planned Unit Development
- Regional Commercial
- Residential Office
- Rural Cluster
- Single-Family High
- Single-Family Low
- Single-Family Medium
- Single-Family Rural
- RRPDC Boundary
- Water Sewer Service Area



# Undeveloped Land by Zoning Inside Regional Water/Sewer Service Area





**Developed Land by Zoning**  
Inside Regional Water/Sewer Service Area

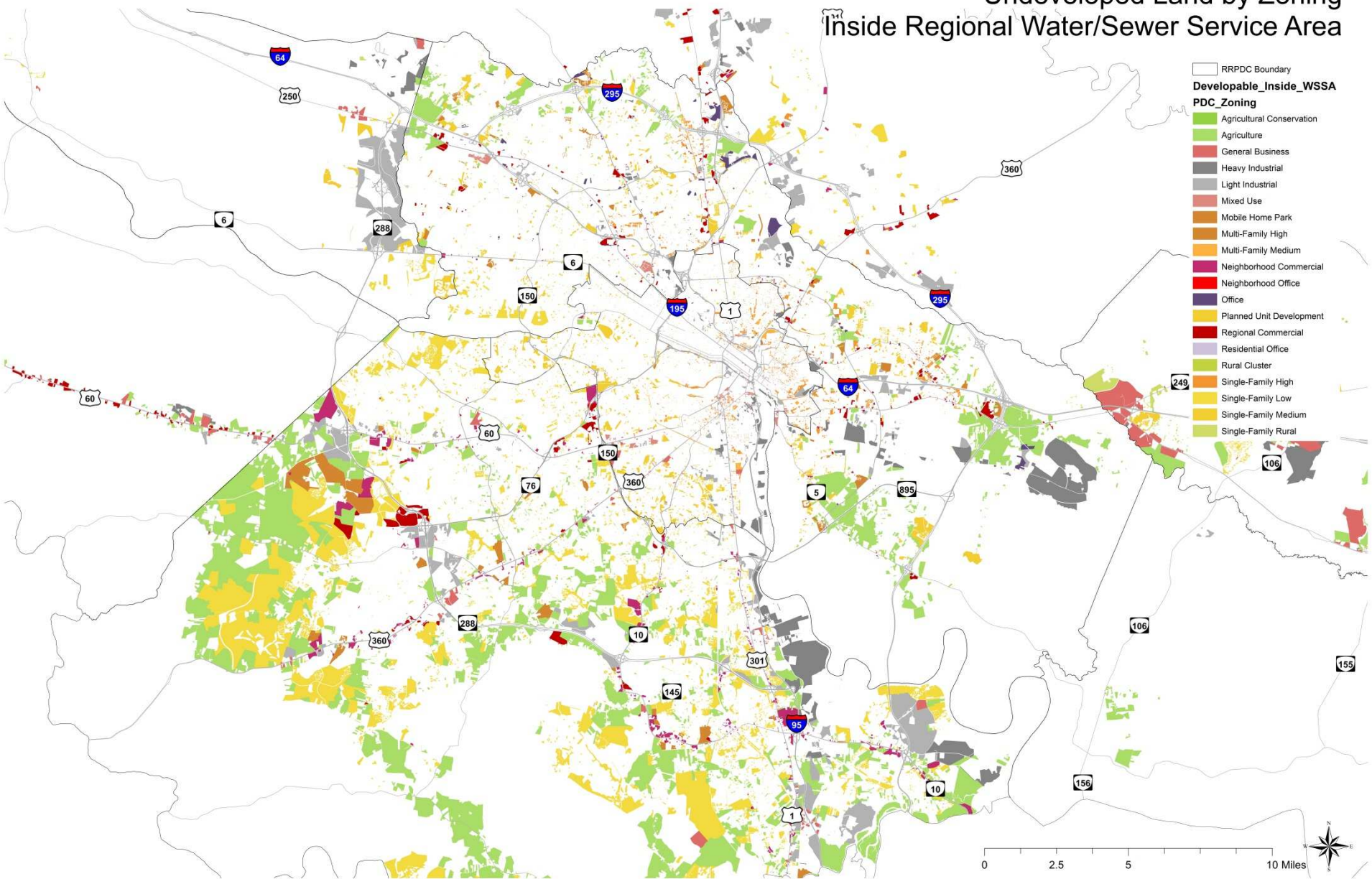
RRPC Boundary

**Developable\_Inside\_WSSA**

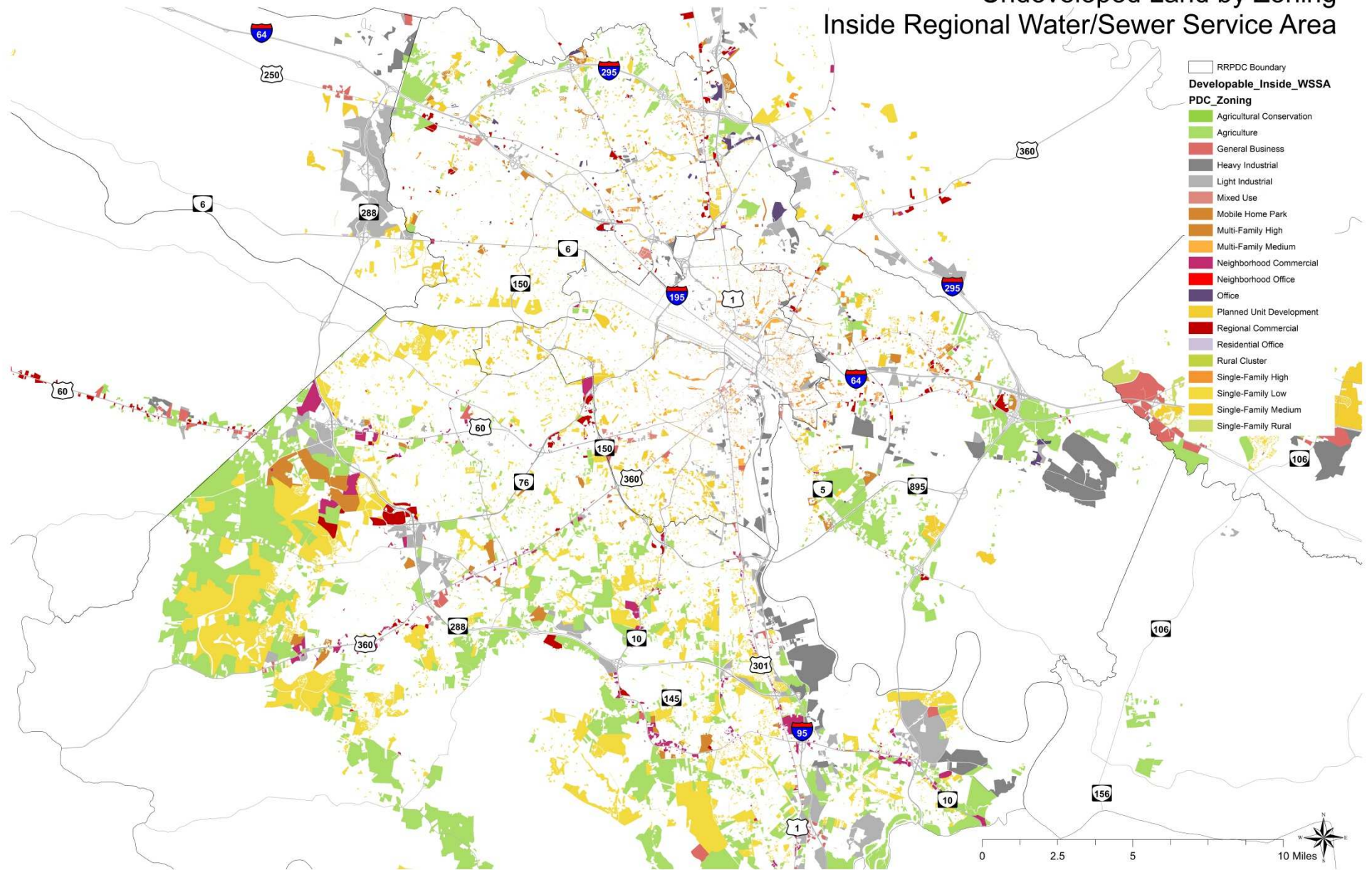
**PDC\_Zoning**

- Agricultural Conservation
- Agriculture
- General Business
- Heavy Industrial
- Light Industrial
- Mixed Use
- Mobile Home Park
- Multi-Family High
- Multi-Family Medium
- Neighborhood Commercial
- Neighborhood Office
- Office
- Planned Unit Development
- Regional Commercial
- Residential Office
- Rural Cluster
- Single-Family High
- Single-Family Low
- Single-Family Medium
- Single-Family Rural

0 2.5 5 10 Miles

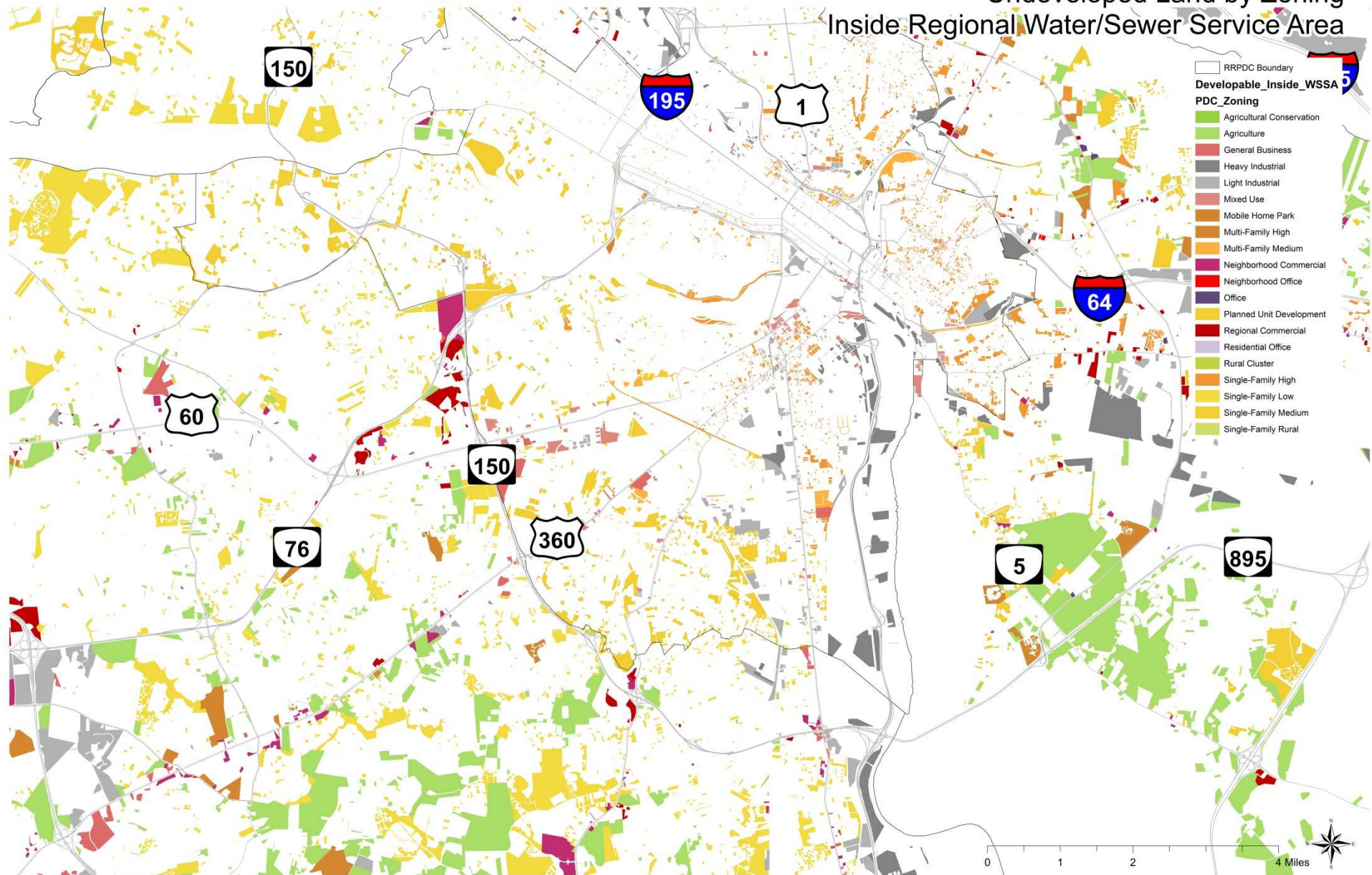


# Undeveloped Land by Zoning Inside Regional Water/Sewer Service Area





# Undeveloped Land by Zoning Inside Regional Water/Sewer Service Area





**Total Undeveloped Acres in the regional Water/Sewer Service Area:**

**157,565**

**Total Undeveloped Acres in each jurisdiction in Water/Sewer Service Area:**

**Ashland - 1,957**

**Charles City - 2,163**

**Chesterfield - 74,373**

**Goochland - 8,077**

**Hanover - 29,518**

**Henrico - 19,934**

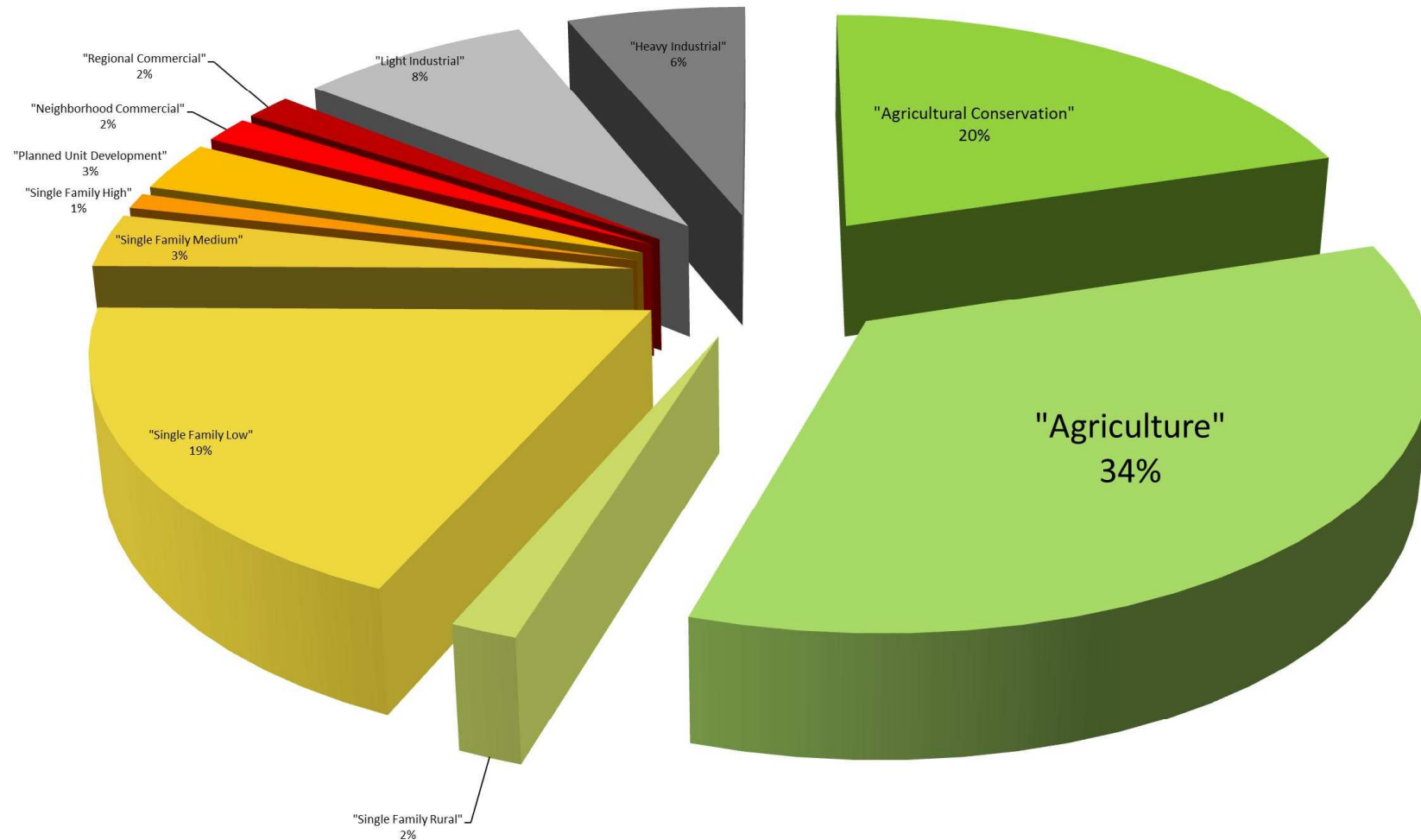
**New Kent – 16,210**

**Powhatan – 1,360**

**Richmond – 3,968**

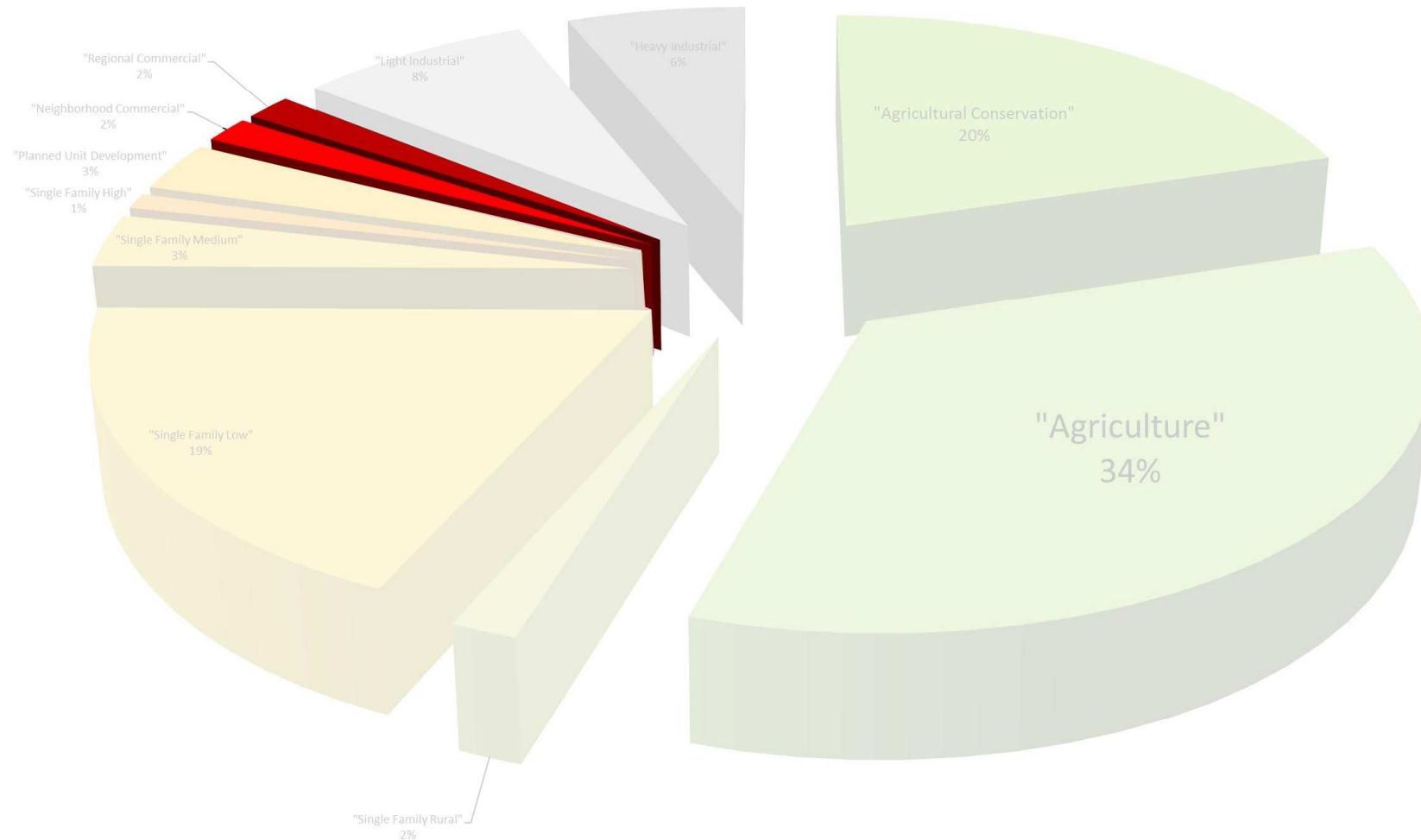


## Undeveloped Land Inside Water/Sewer Service Area by Zoning Classification



Less than 0.5% of the following: General Business, Mixed Use, Multi-Family High, Neighborhood Commercial, Neighborhood Office, Regional Commercial, Rural Cluster and Single-Family High

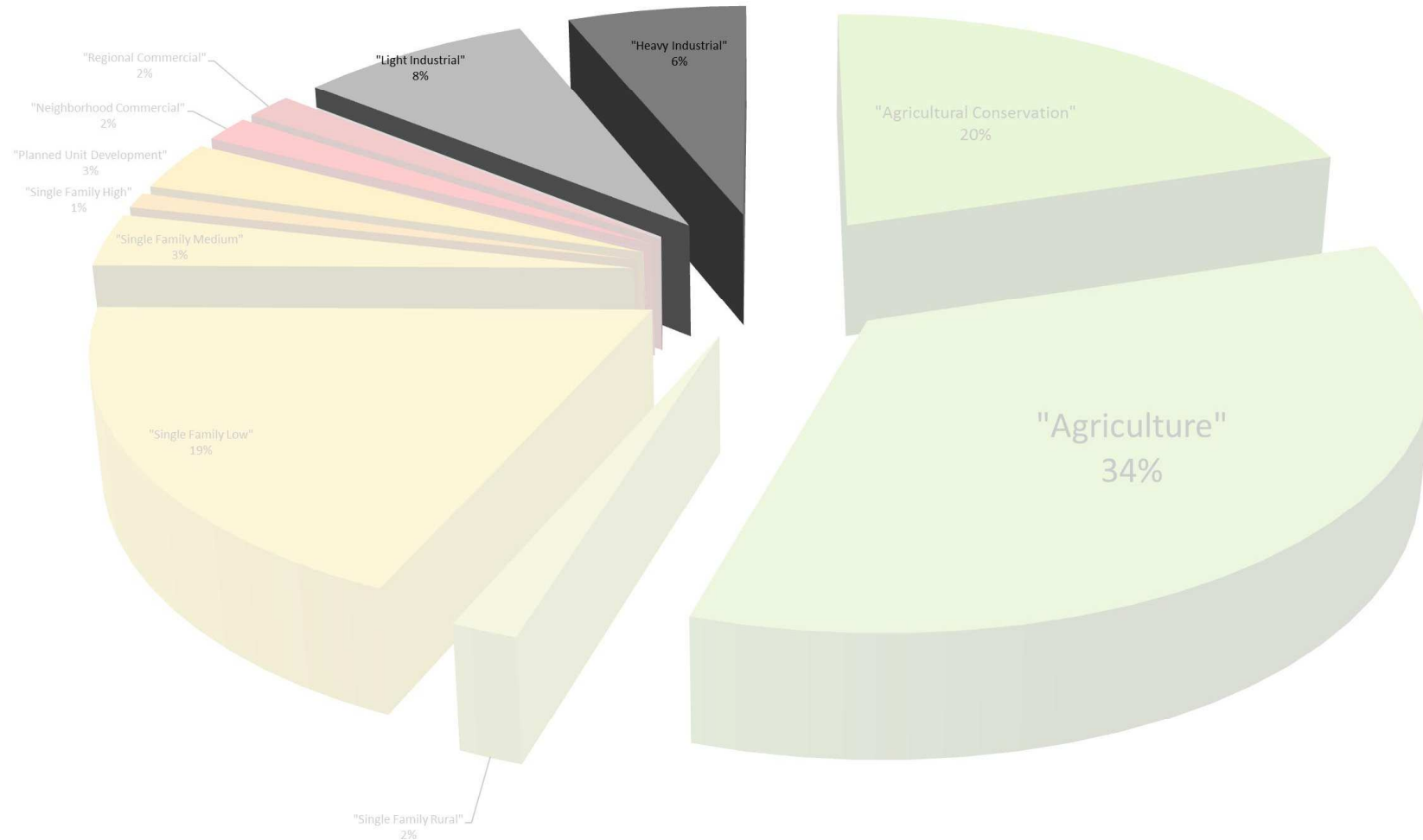
## Undeveloped Land Inside Water/Sewer Service Area by Zoning Classification



Less than 0.5% of the following: General Business, Mixed Use, Multi-Family High, Neighborhood Commercial, Neighborhood Office, Regional Commercial, Rural Cluster and Single-Family High

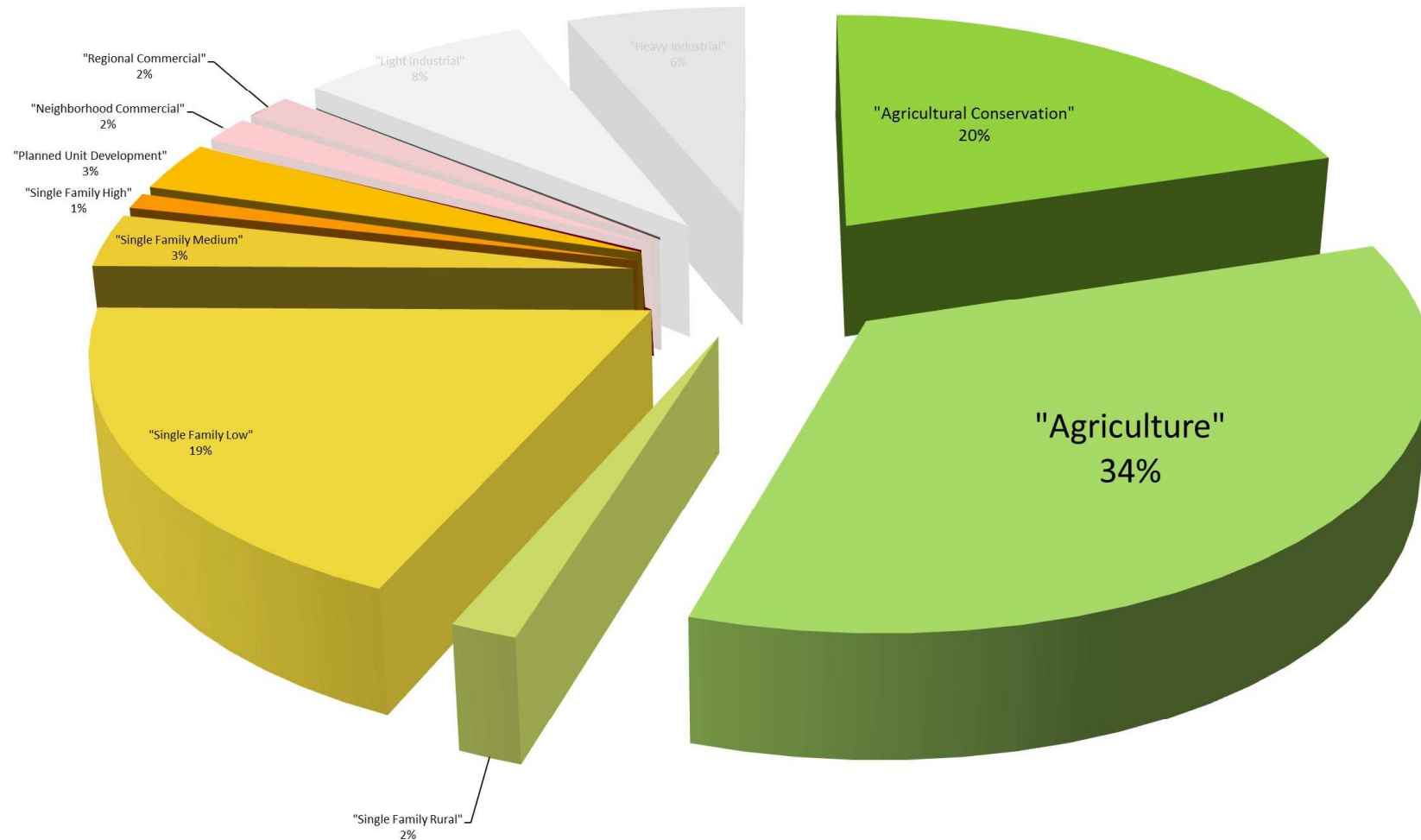


## Undeveloped Land Inside Water/Sewer Service Area by Zoning Classification



Less than 0.5% of the following: General Business, Mixed Use, Multi-Family High, Neighborhood Commercial, Neighborhood Office, Regional Commercial, Rural Cluster and Single-Family High

## Undeveloped Land Inside Water/Sewer Service Area by Zoning Classification

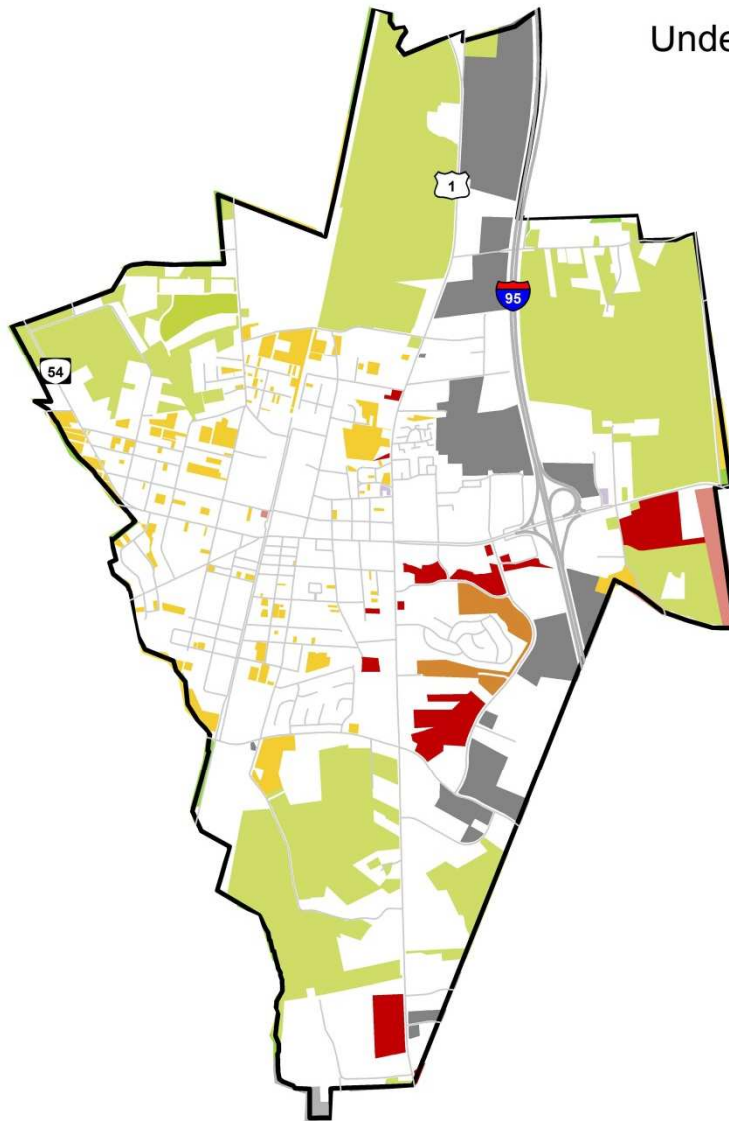


Less than 0.5% of the following: General Business, Mixed Use, Multi-Family High, Neighborhood Commercial, Neighborhood Office, Regional Commercial, Rural Cluster and Single-Family High

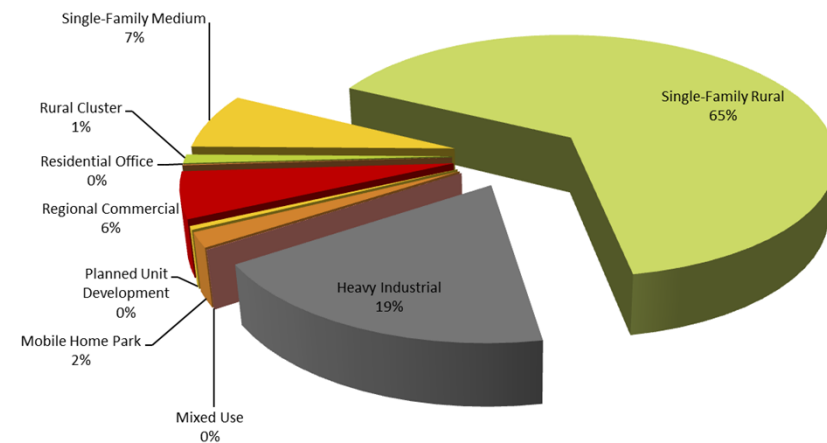


## Undeveloped Land Inside Regional Water/Sewer Service Area

# ASHLAND



**Ashland Undeveloped by Zoning**

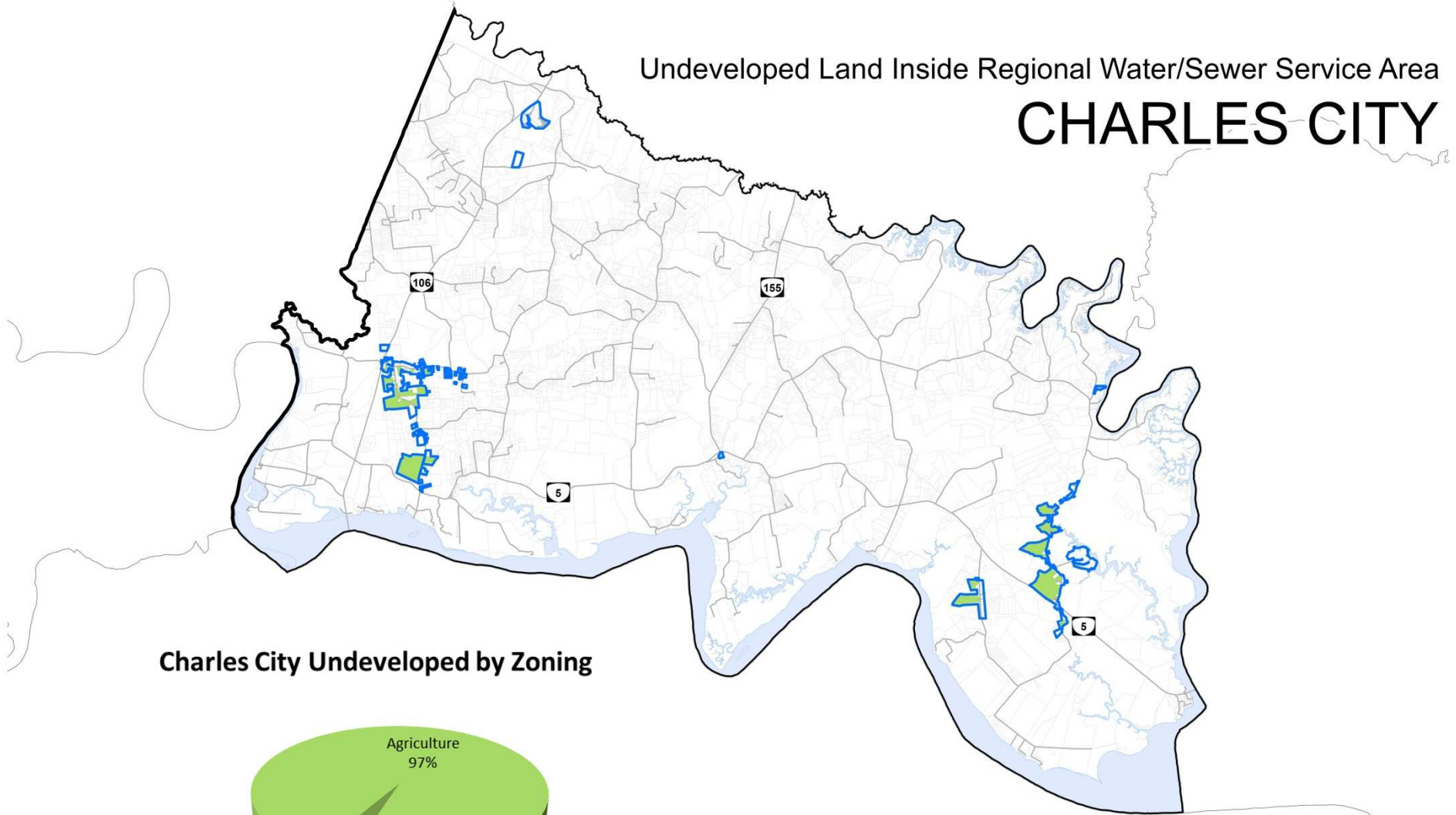


0 0.375 0.75 1.5 Miles

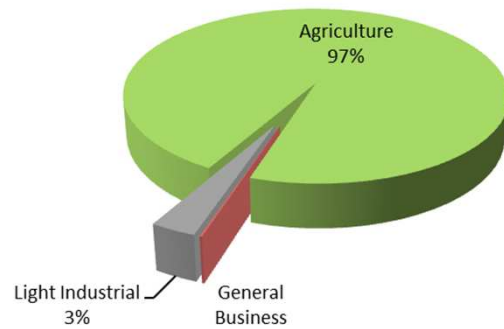


Undeveloped Land Inside Regional Water/Sewer Service Area

# CHARLES CITY



## Charles City Undeveloped by Zoning

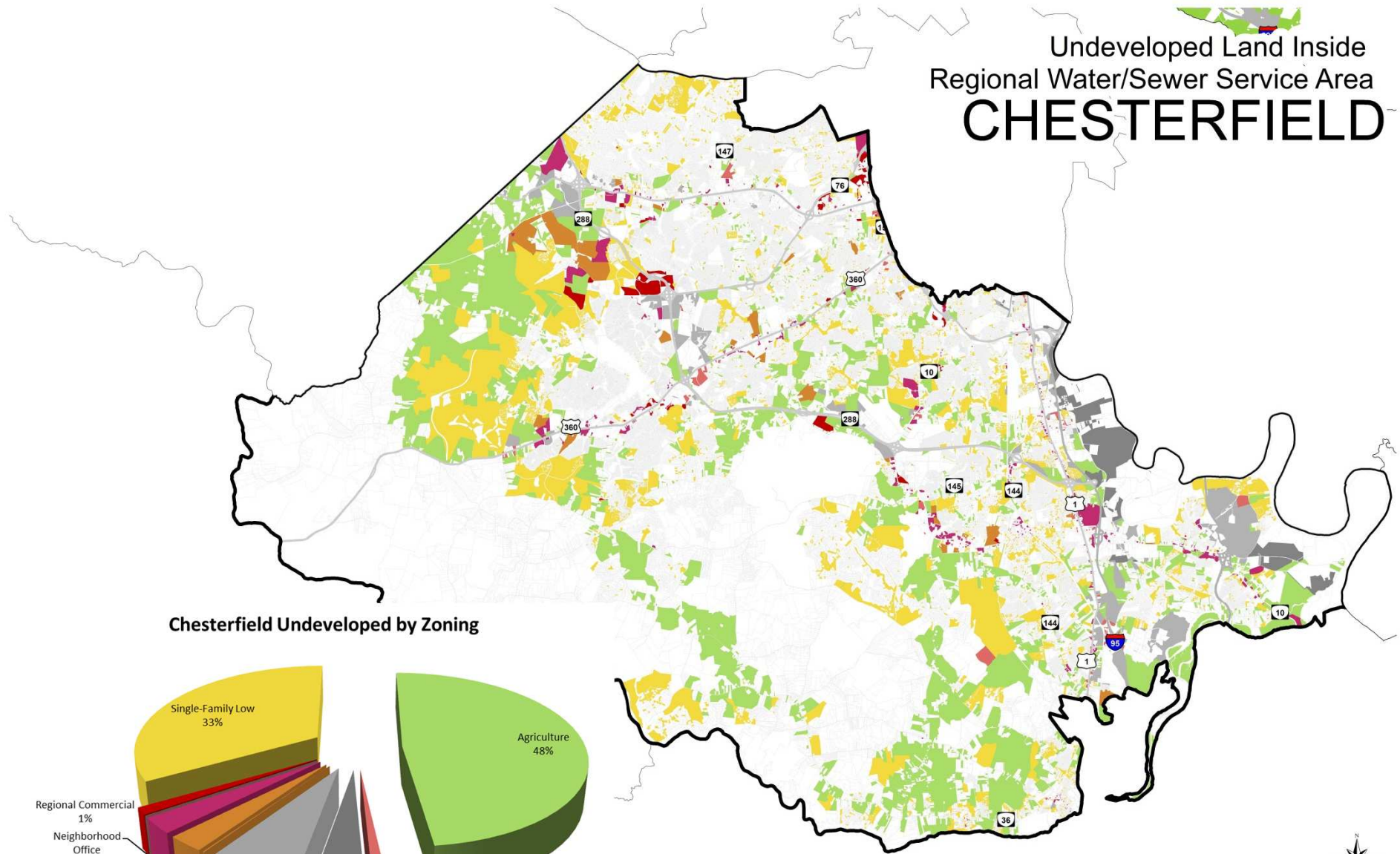


0 1.5 3 6 Miles

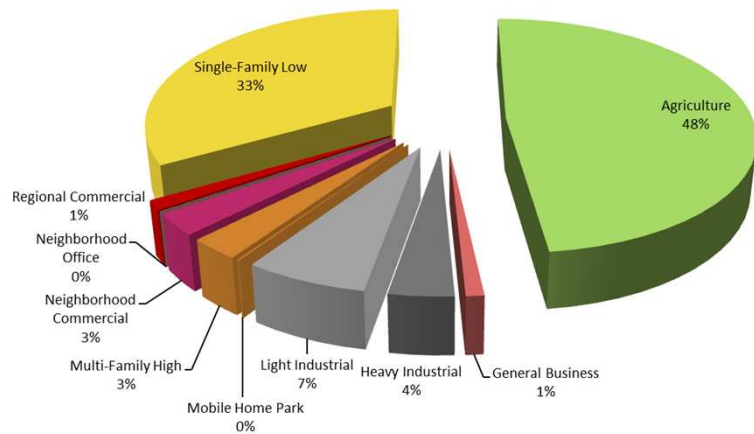




# Undeveloped Land Inside Regional Water/Sewer Service Area **CHESTERFIELD**



**Chesterfield Undeveloped by Zoning**

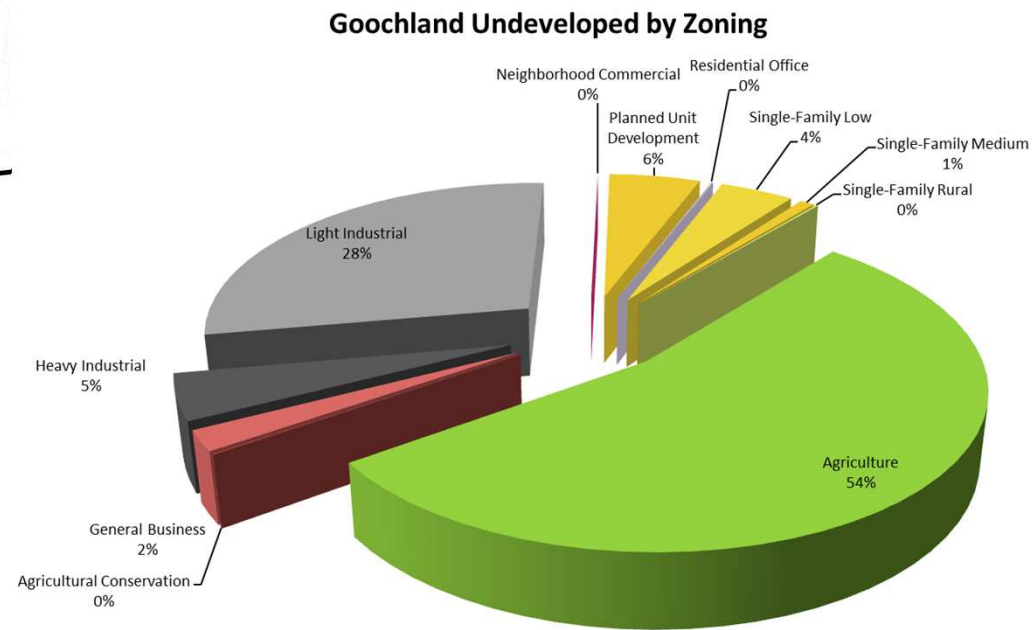


0 2 4 8 Miles



## Undeveloped Land Inside Regional Water/Sewer Service Area

# GOOCHLAND



0 1 2 4 Miles

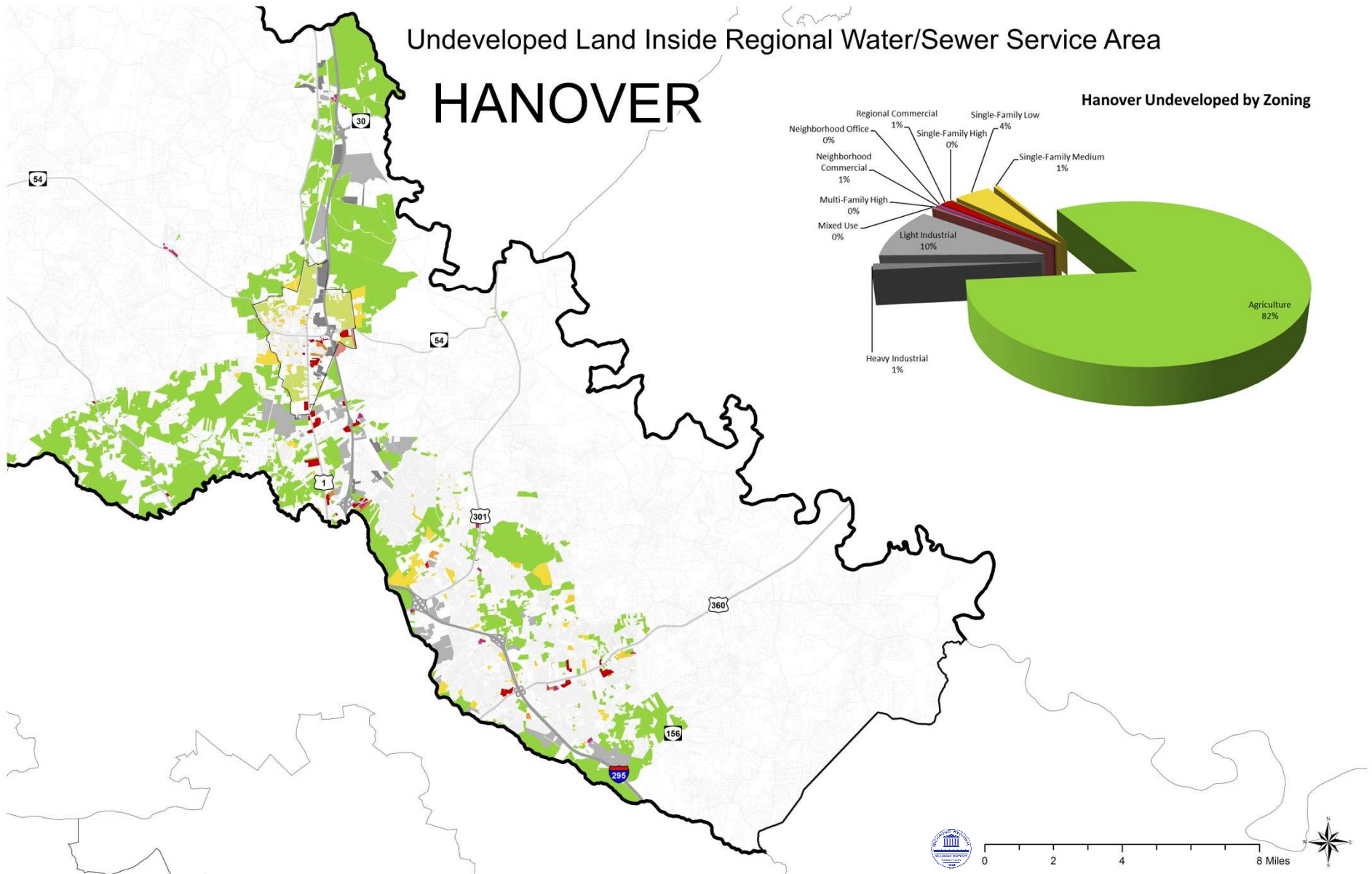
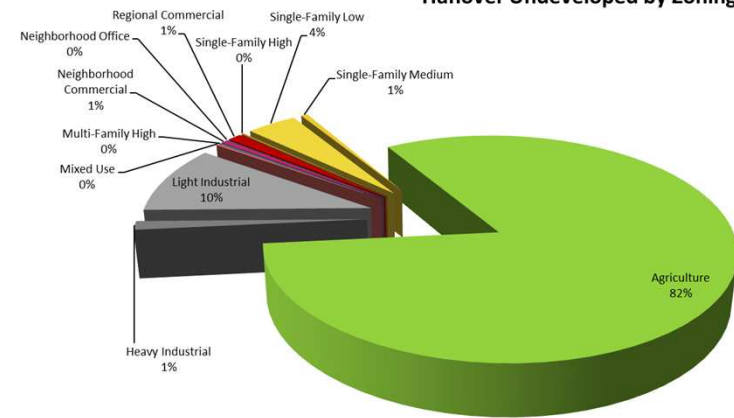




## Undeveloped Land Inside Regional Water/Sewer Service Area

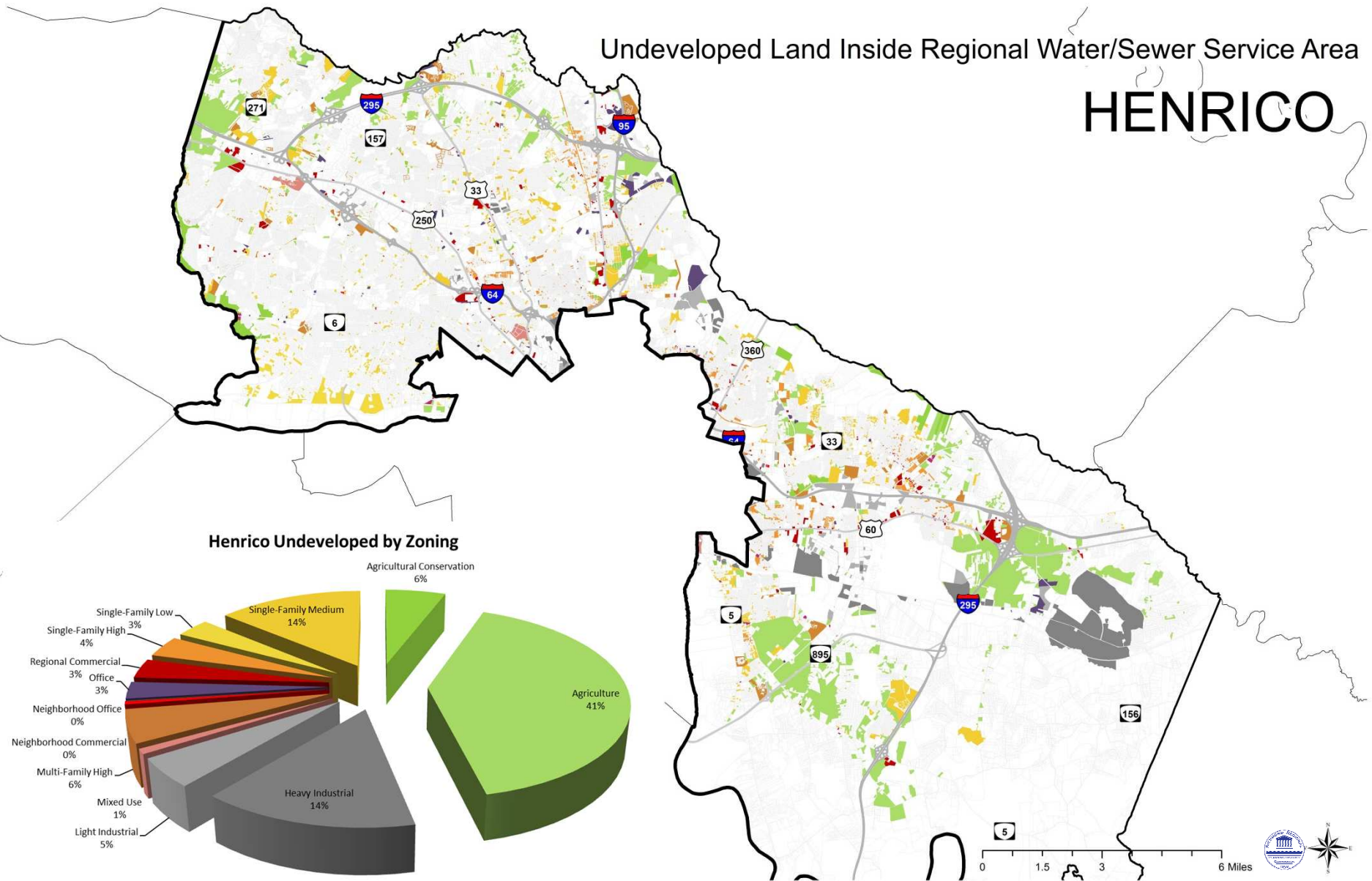
# HANOVER

Hanover Undeveloped by Zoning



## Undeveloped Land Inside Regional Water/Sewer Service Area

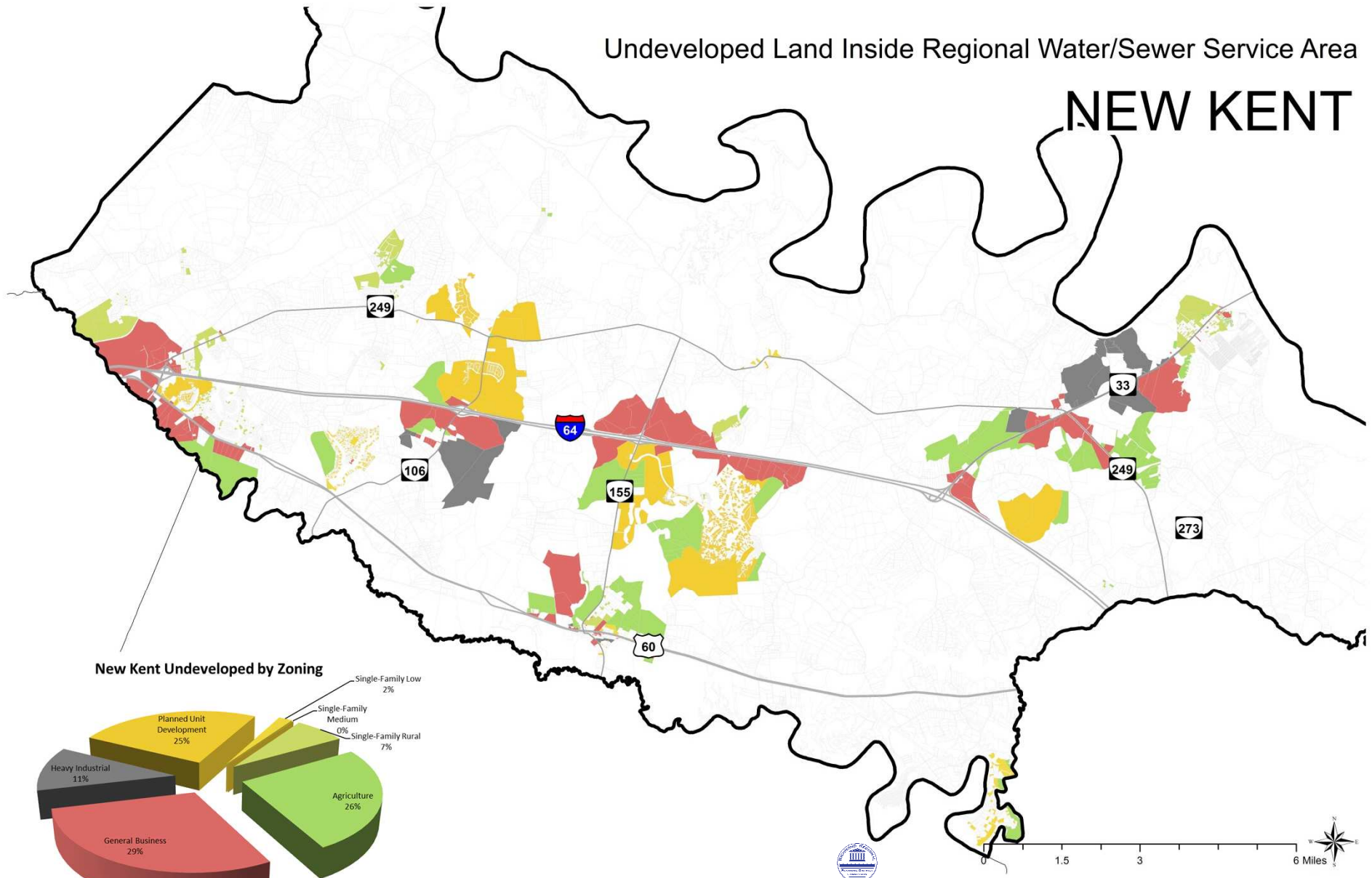
# HENRICO





# Undeveloped Land Inside Regional Water/Sewer Service Area

## NEW KENT

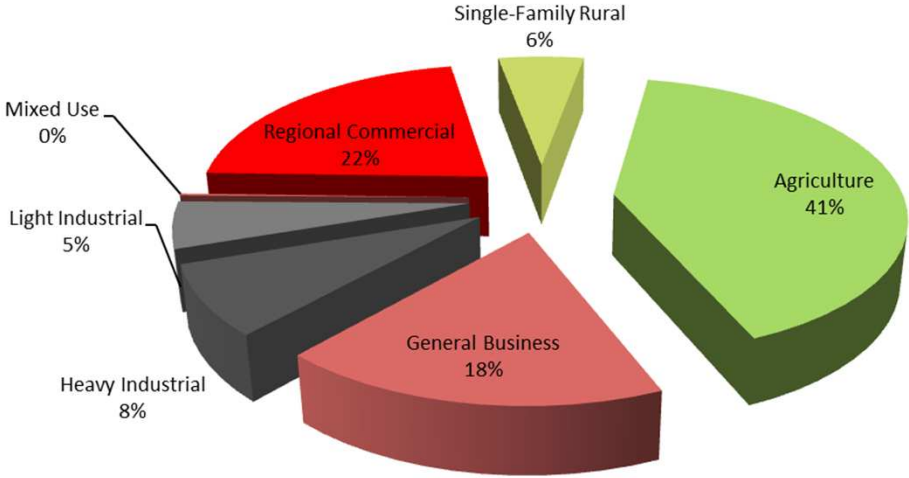


Undeveloped Land Inside Regional Water/Sewer Service Area

# POWHATAN



**Powhatan Undeveloped by Zoning**



0 0.5 1 2 Miles

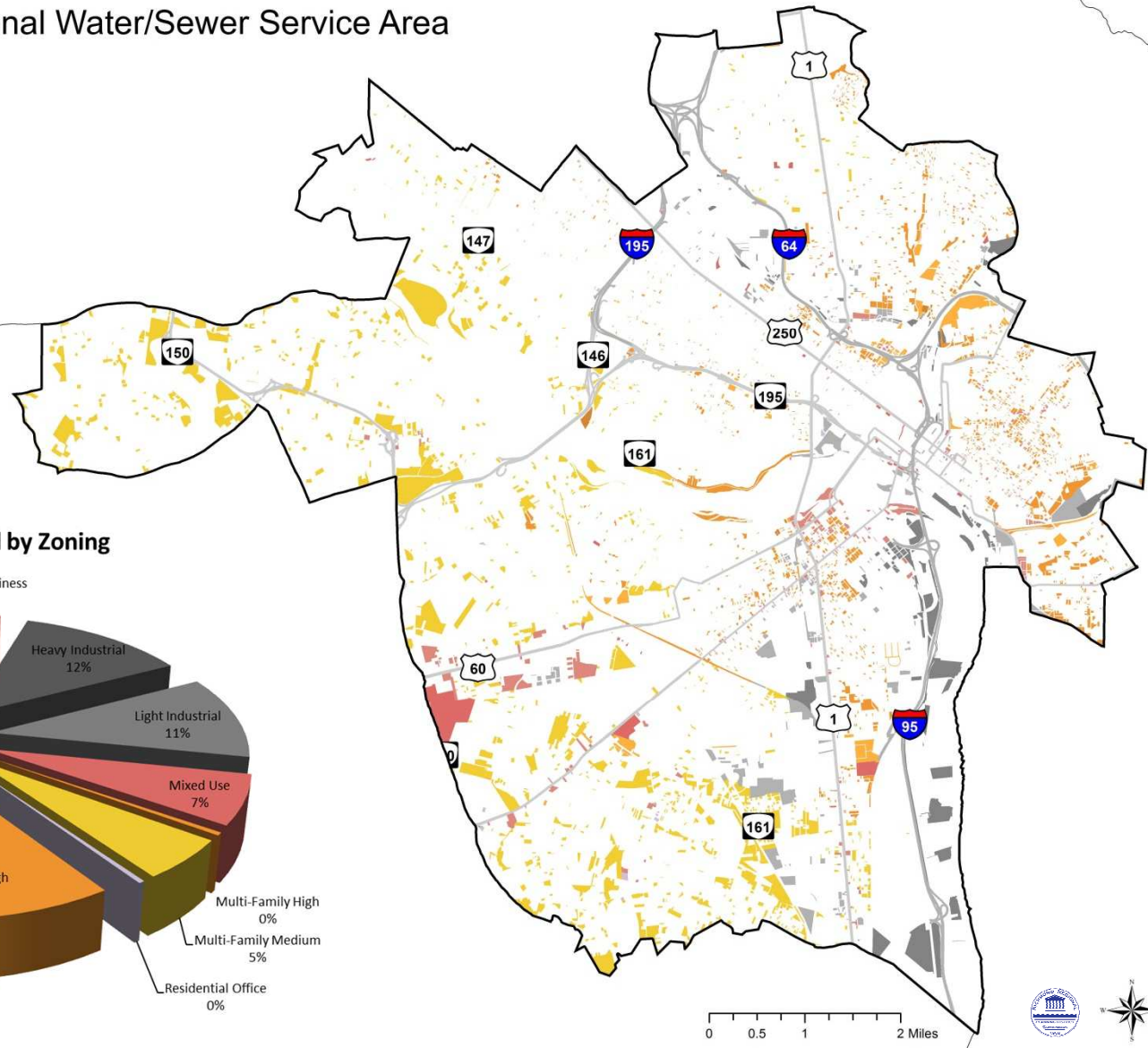
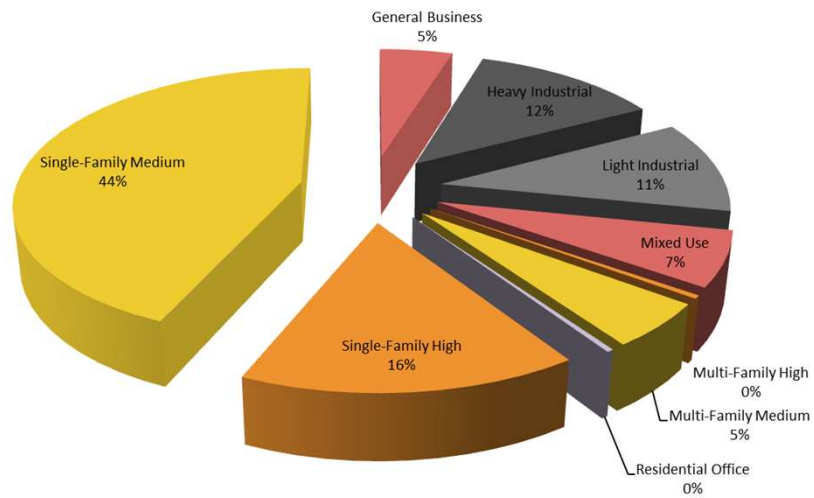




## Undeveloped Land Inside Regional Water/Sewer Service Area

# RICHMOND

Richmond Undeveloped by Zoning

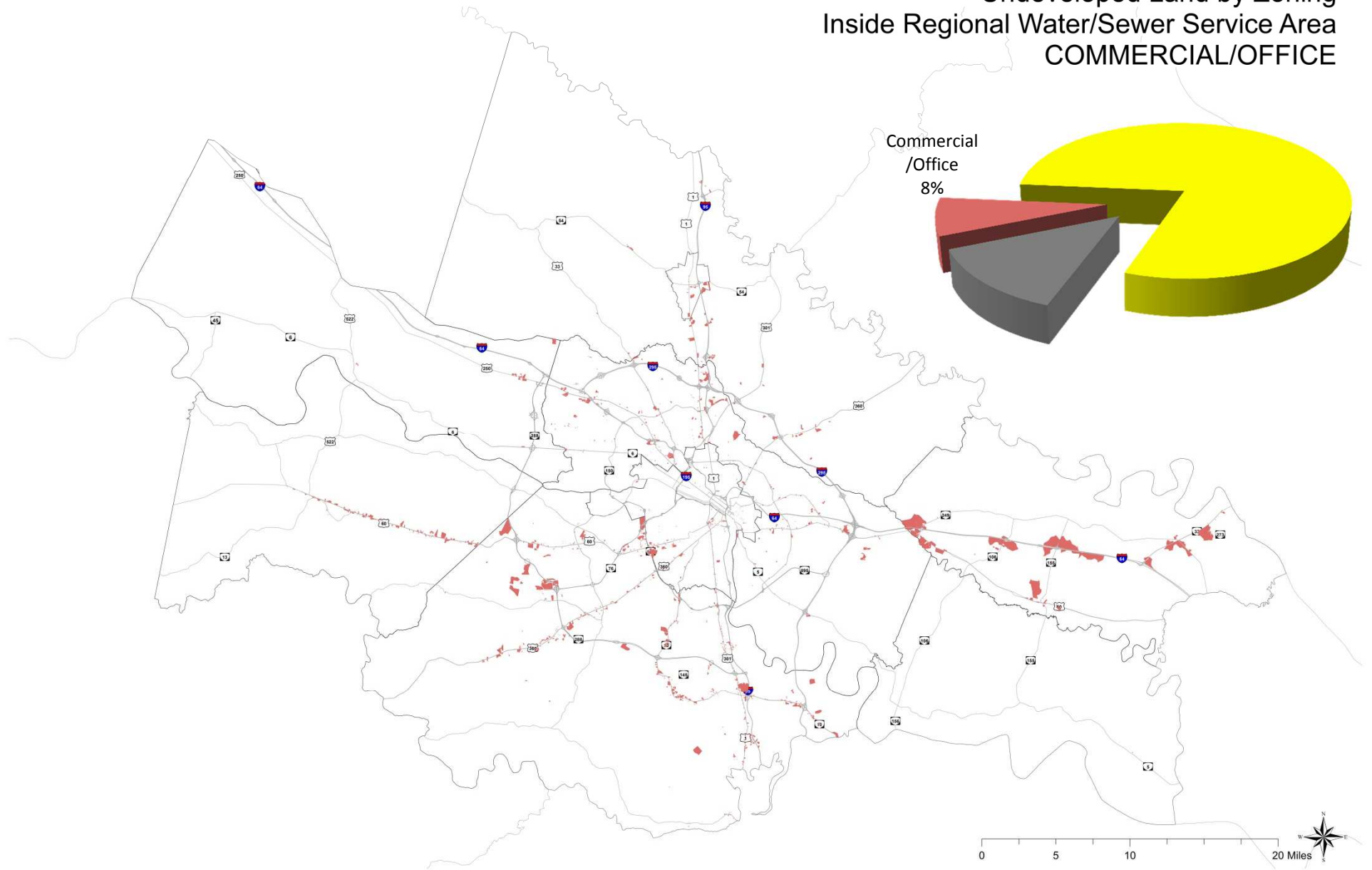
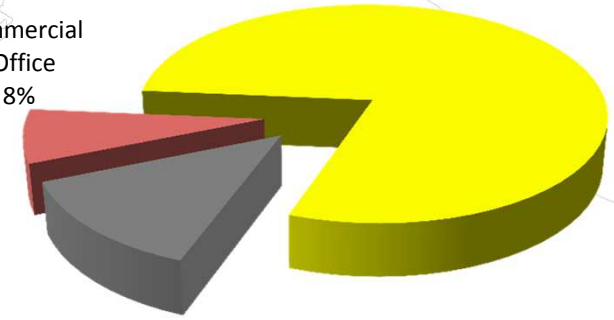


0 0.5 1 2 Miles

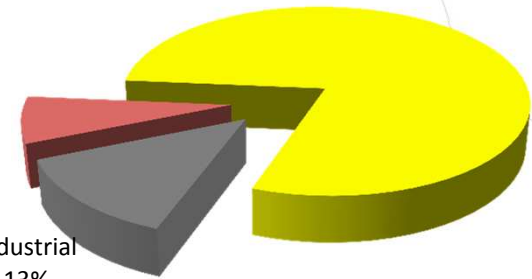


# Undeveloped Land by Zoning Inside Regional Water/Sewer Service Area COMMERCIAL/OFFICE

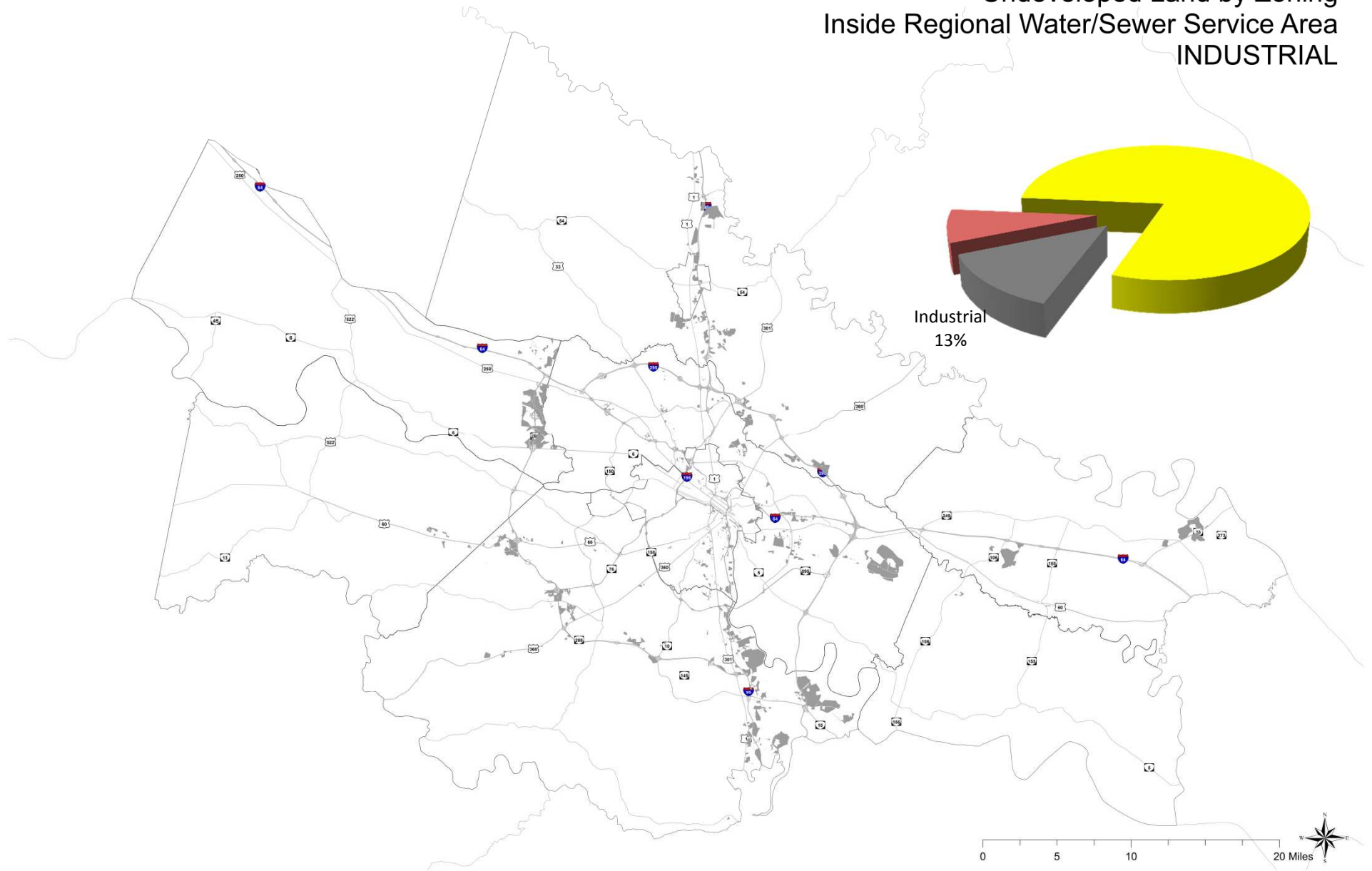
Commercial  
/Office  
8%



Undeveloped Land by Zoning  
Inside Regional Water/Sewer Service Area  
**INDUSTRIAL**

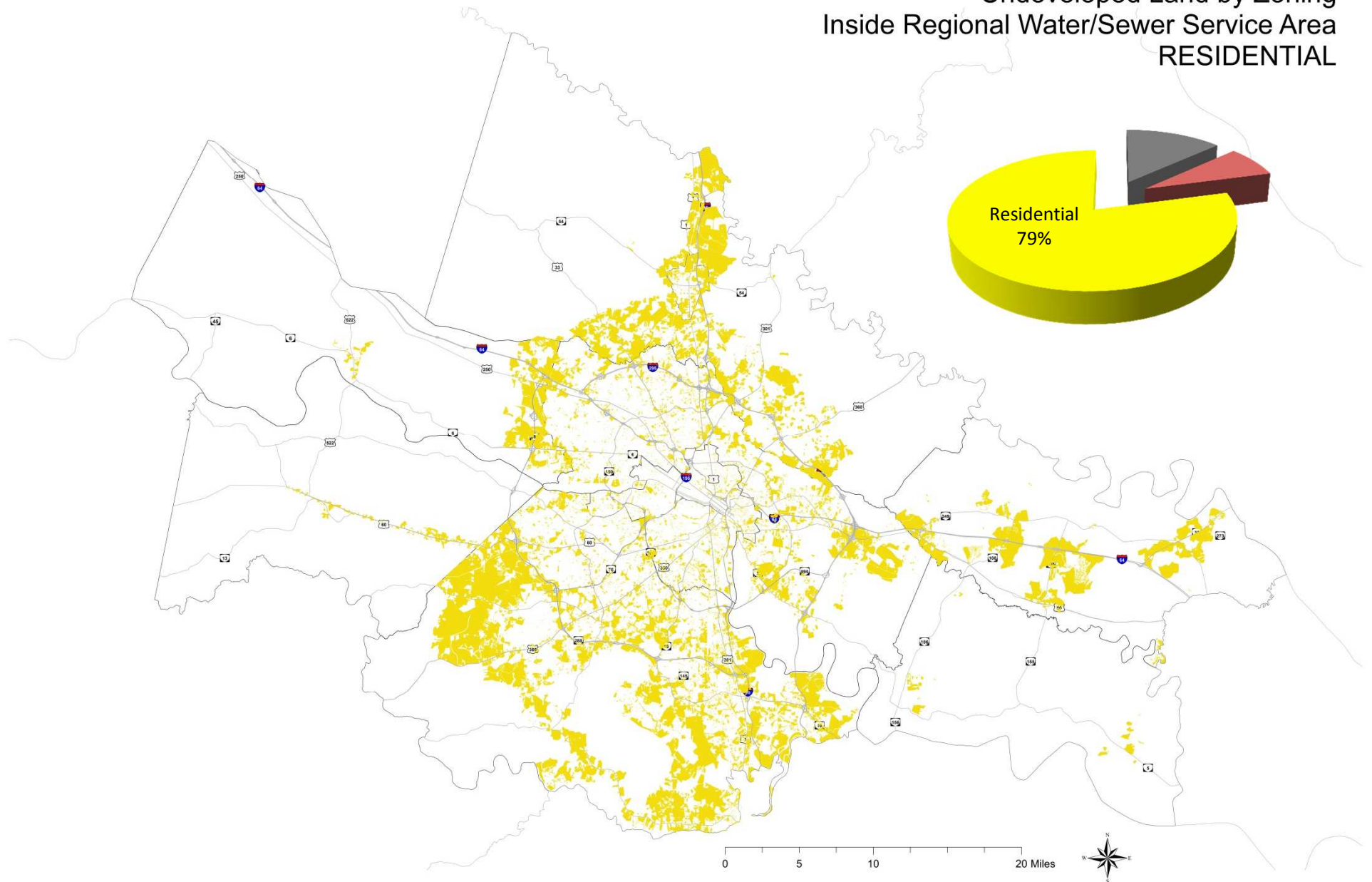


Industrial  
13%

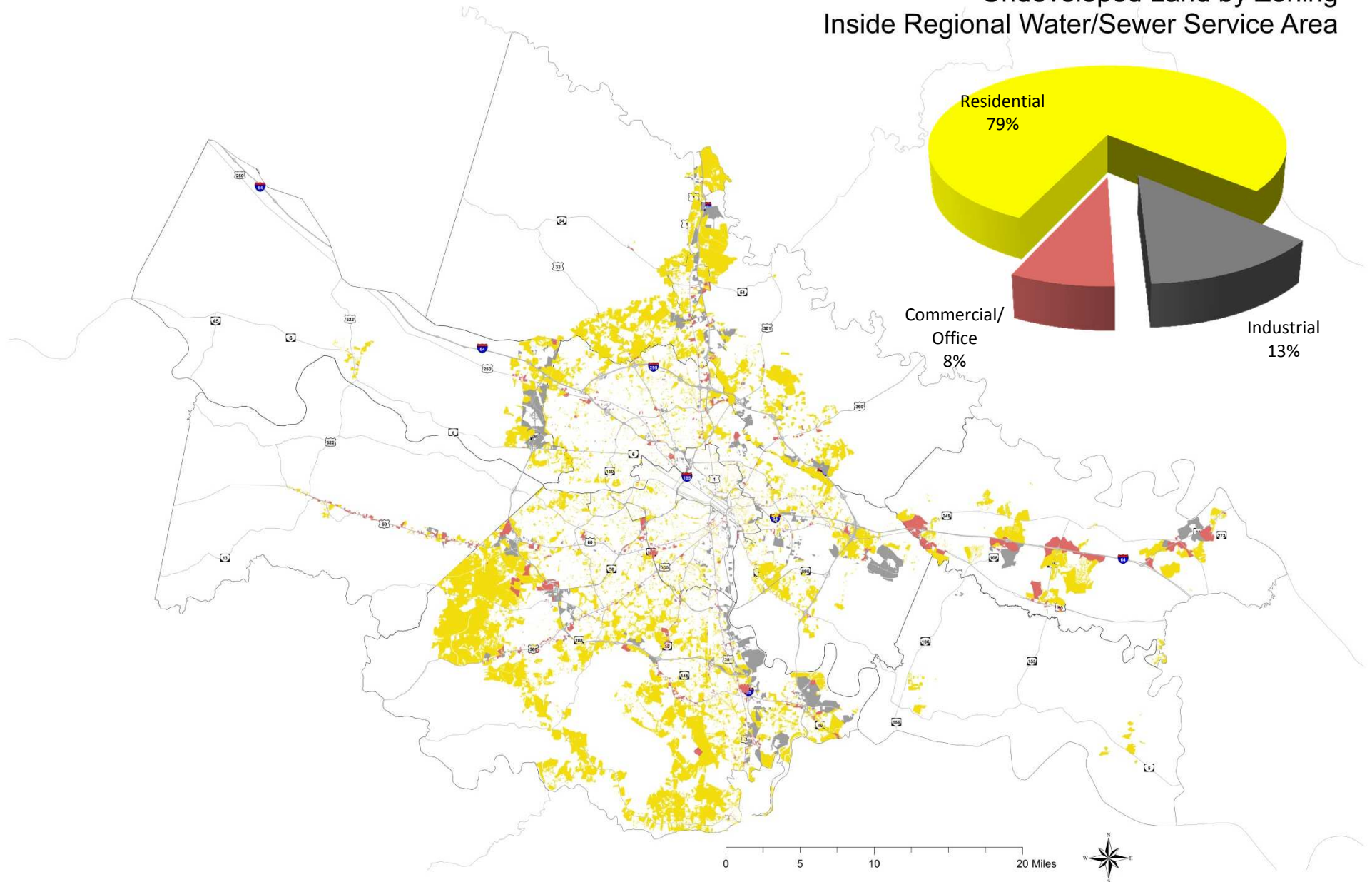
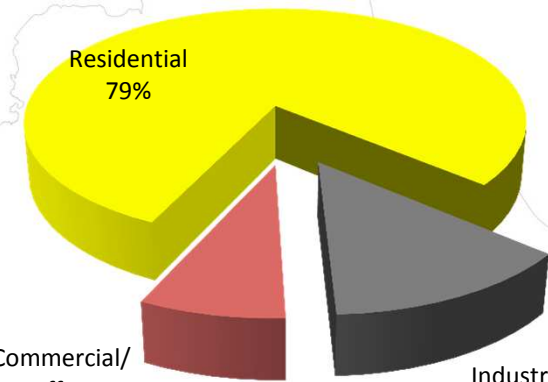




Undeveloped Land by Zoning  
Inside Regional Water/Sewer Service Area  
**RESIDENTIAL**



## Undeveloped Land by Zoning Inside Regional Water/Sewer Service Area





# WHAT'S NEXT?

- Analyze land outside Water/Sewer Service Area - Undeveloped Land by Zoning
- Constraints – Utilities/Environmental
- Growth/Development Potential