Generalized Regional Zoning Map for the PDC
Richmond Region

Existing Public Water Service Areas

Public Water Source

- James River 67.5%
- Appomattox River 24.0%
- Swift Creek 4.3%
- Public Wells 2.8%
- North Anna River 1.4%
"Undeveloped" Land Inside 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
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
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
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
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

- Single Family Medium: 7%
- Rural Cluster: 1%
- Residential Office: 0%
- Regional Commercial: 6%
- Planned Unit Development: 0%
- Mobile Home Park: 2%
- Mixed Use: 0%

- Heavy Industrial: 19%
- Single Family Rural: 60%

[Map of Ashland with zoning details]
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
RESIDENTIAL

Residential 79%
Undeveloped Land by Zoning Inside Regional Water/Sewer Service Area

- Residential: 79%
- Commercial/Office: 8%
- Industrial: 13%

Industrial: 13%
Commercial/Office: 8%
Residential: 79%
WHAT’S NEXT?

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