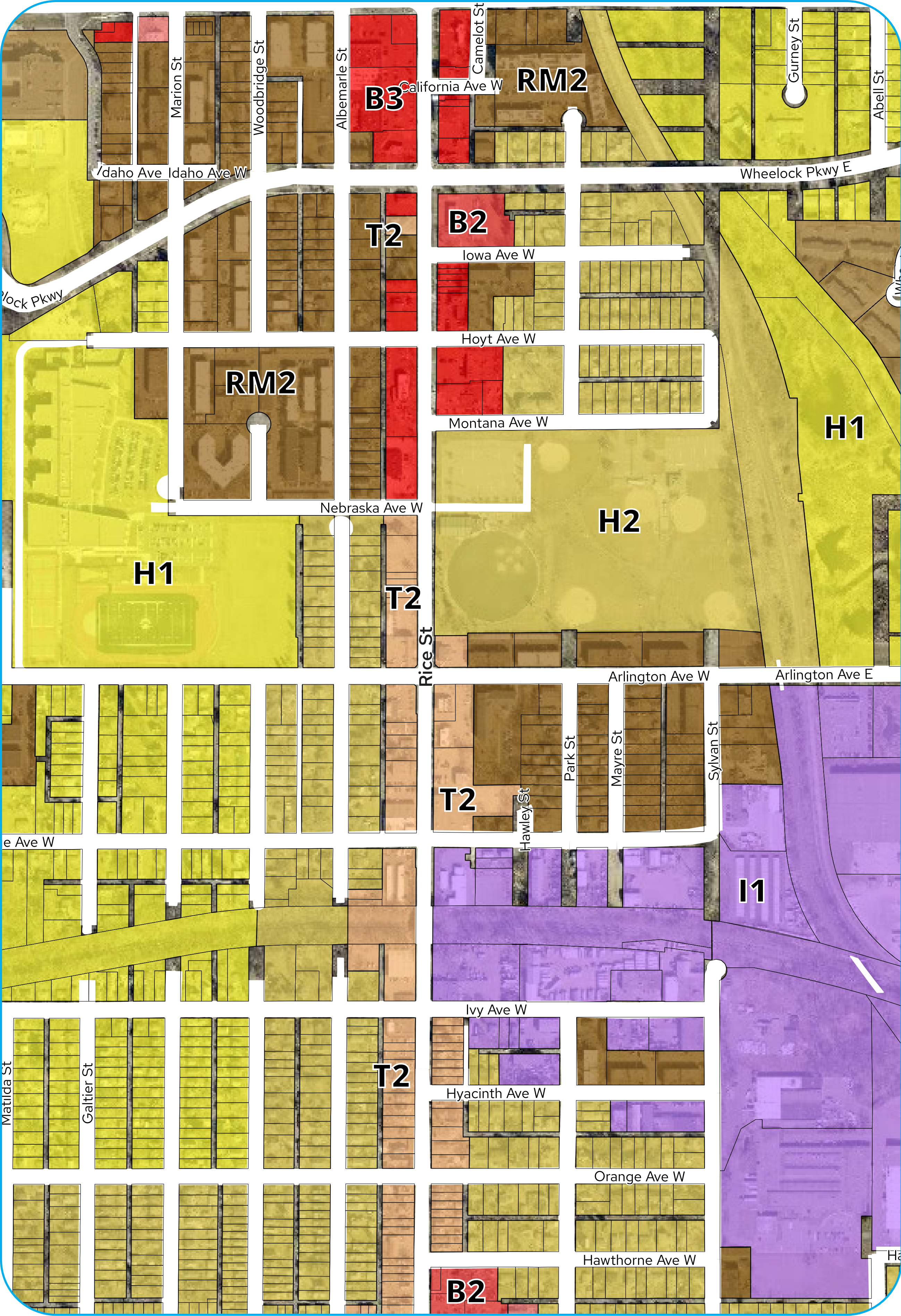


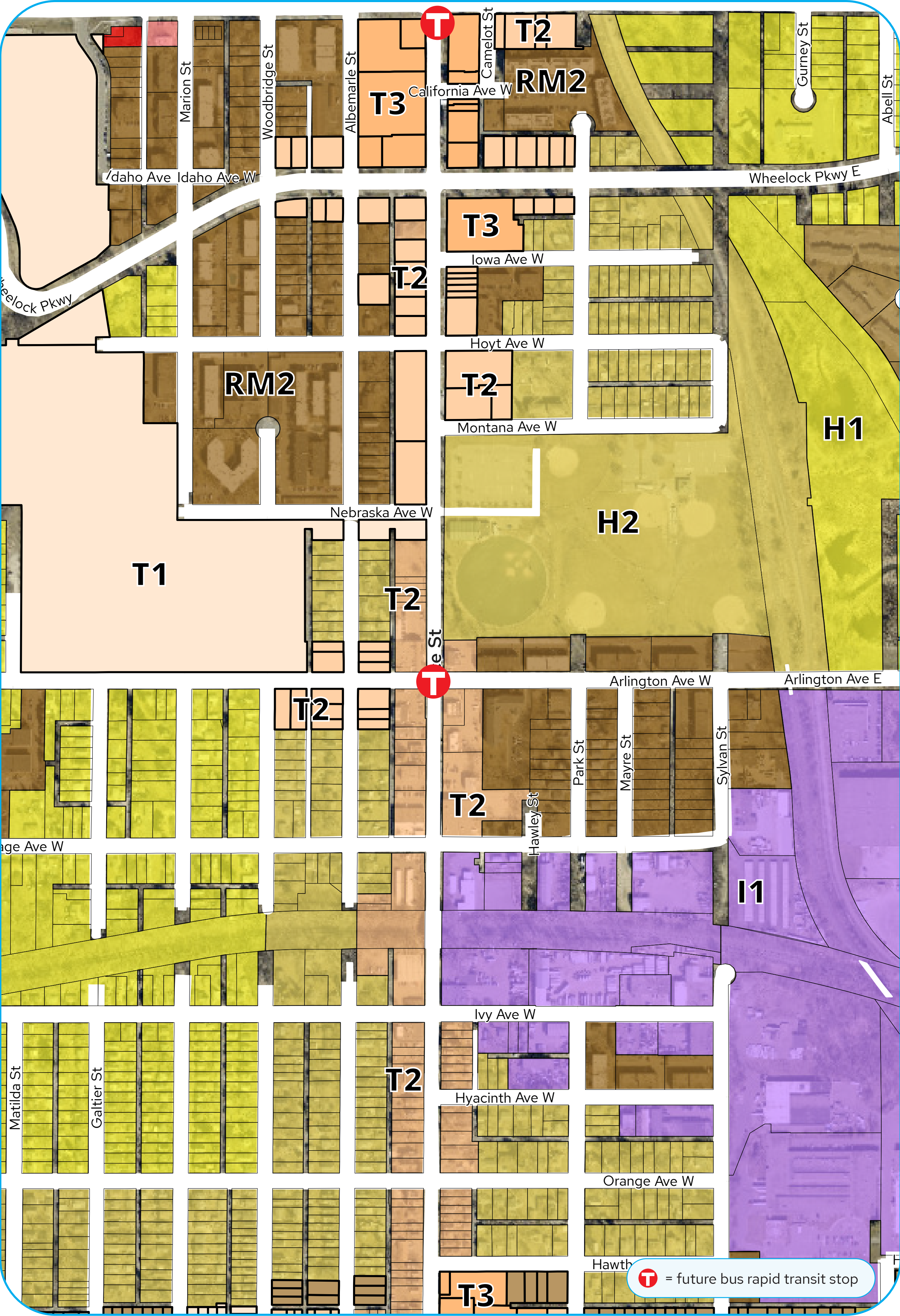
Rice Street Mixed-Use Zoning: Initial Recommendations

Larpenteur to Hawthorne
October 2026

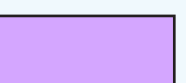
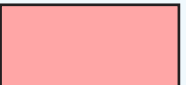
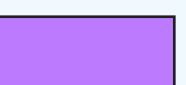
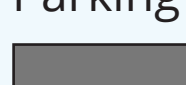
Current Zoning



Recommendation

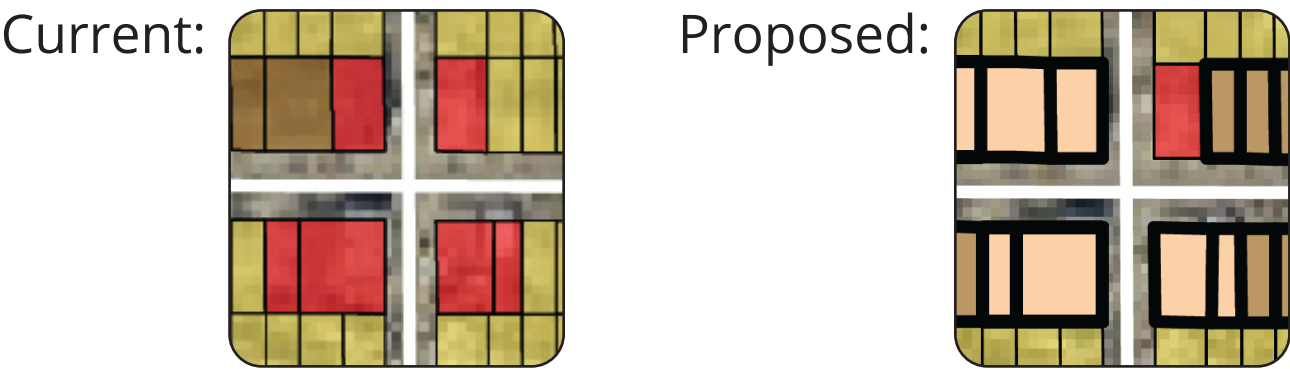


Zoning Districts

Small-Scale Residential	Multifamily	Traditional Neighborhood	Business	Industrial
 H1	 RM1	 T1	 OS	 IT
 H2	 RM2	 T2	 BC	 I1
	 RM3	 T3	 B1	 I2
			 B2	 I3
			 B3	
 VP				

Notes

The left map shows the current zoning.
The right map shows the proposed rezonings, outlined in a darker line and with transparency reduced.



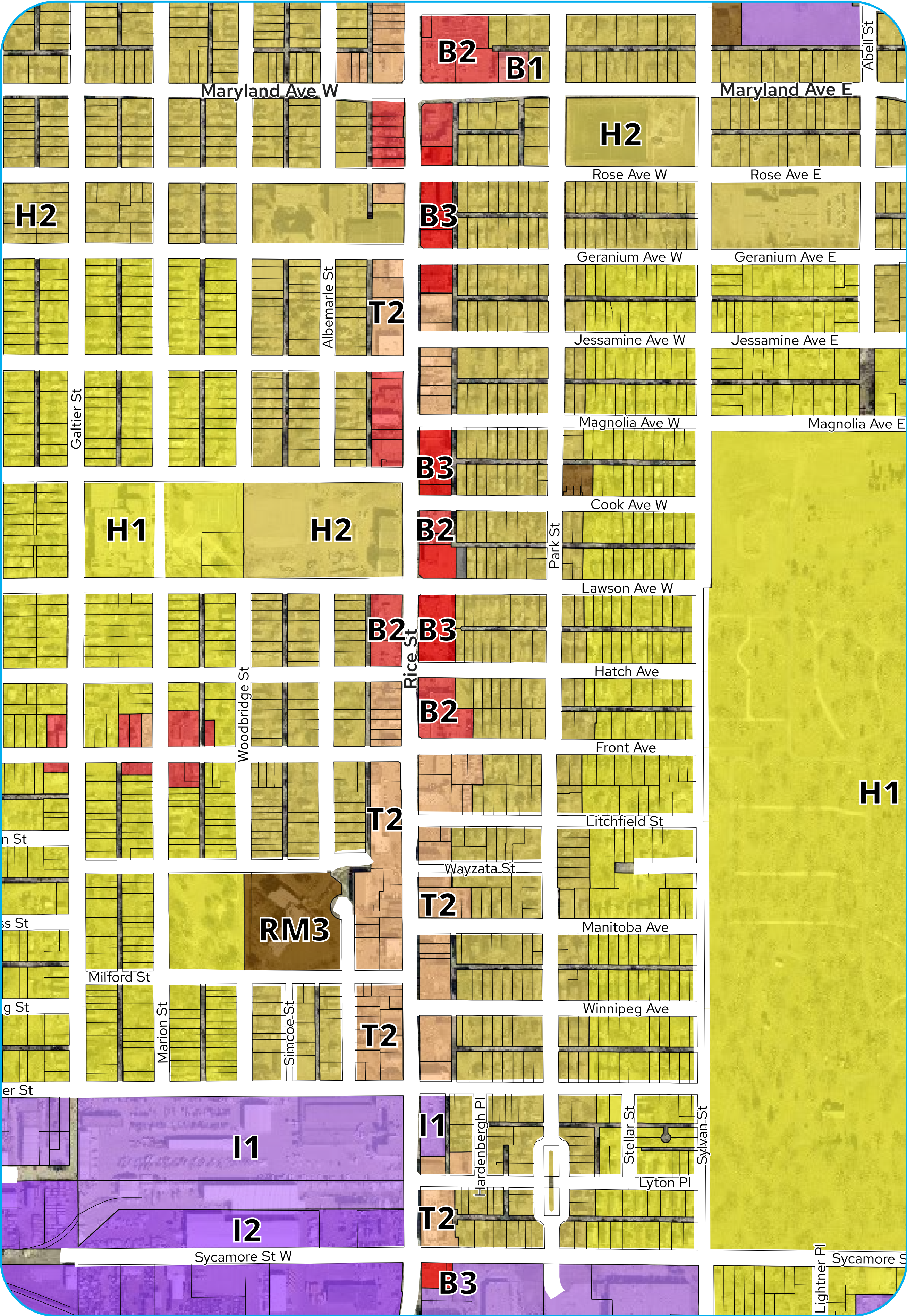
Zooming in provides a clearer view. The City's online Zoning Map is also available as a reference. The online Zoning Map also provides additional existing parcel boundaries, which are not included on these exhibits in order to improve legibility.

Recommendations are preliminary and may change throughout the engagement period. General rezoning practices will be presented at the October 22, 2026 Rice Street Workshop and slides will be posted online after the workshop.

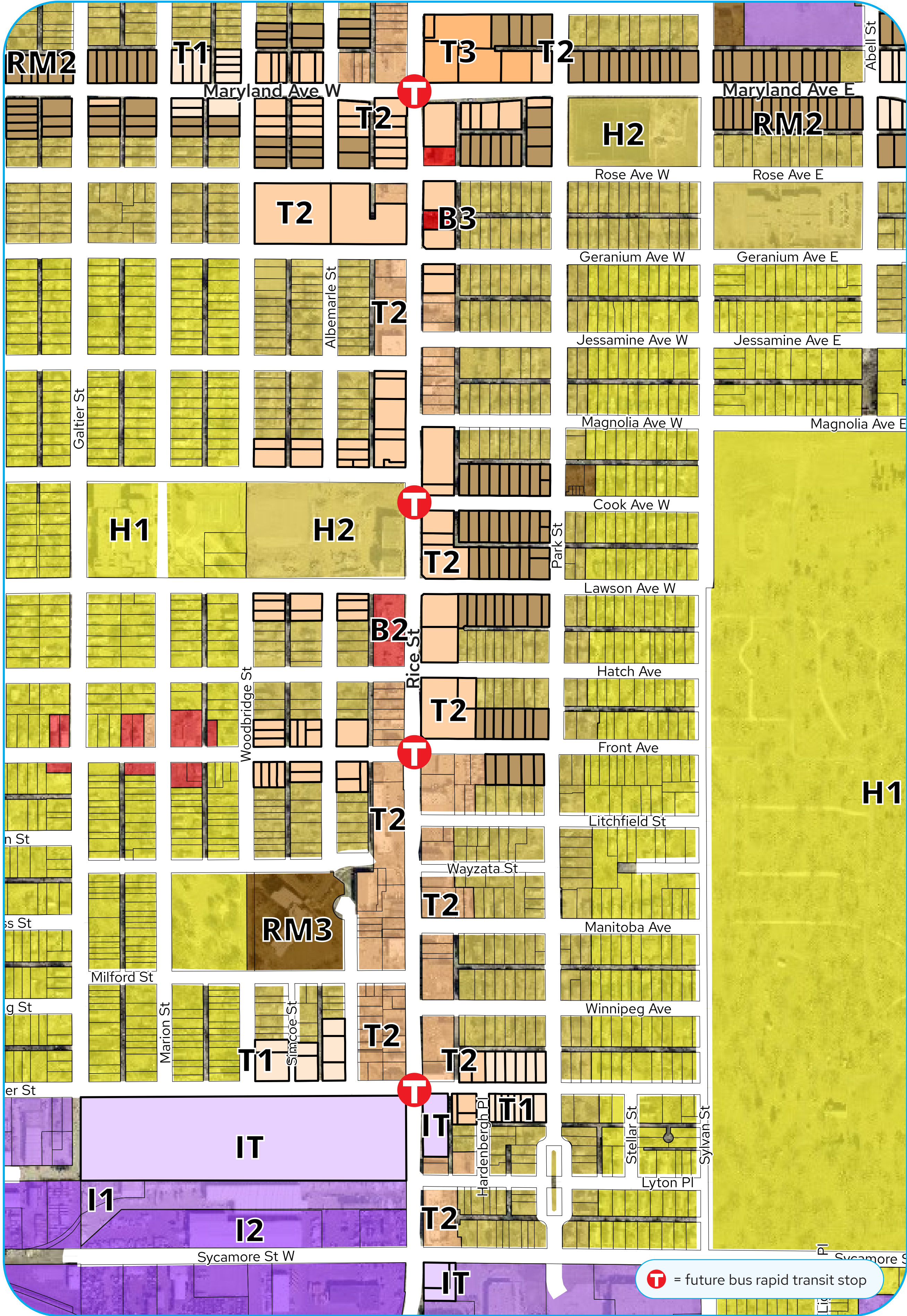
Rice Street Mixed-Use Zoning: Initial Recommendations

Hawthorne to Sycamore
October 2026

Current Zoning



Recommendation



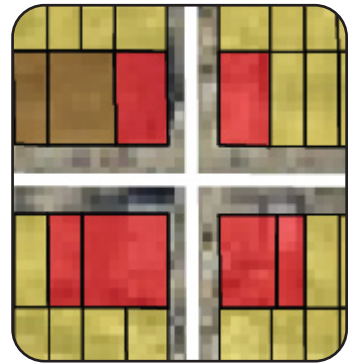
Zoning Districts

Small-Scale Residential	Multifamily	Traditional Neighborhood	Business	Industrial
H1	RM1	T1	OS	I1
H2	RM2	T2	BC	I2
	RM3	T3	B1	I3
VP			B2	
			B3	

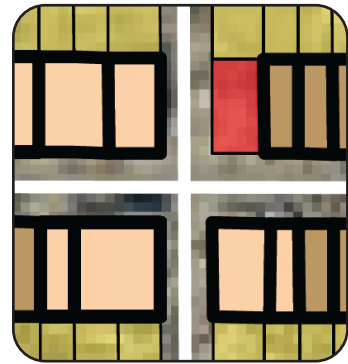
Notes

The left map shows the current zoning.
The right map shows the proposed rezonings, outlined in a darker line and with transparency reduced.

Current:



Proposed:



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