From the City of Richmond Municipal Code

15.04.510 RMO-resource management overlay district.

15.04.510.010 Title, Purpose and Applicability.

A. The provisions of Section 15.04.510 shall be known as the RMO-resource management overlay district. The regulations contained in the RMO district are intended to be applied to physical restraint areas where additional controls to supplement or to modify those of the base district are required. The specific purposes of the RMO district are:
1. To implement the policies of the Richmond general plan;
2. To avoid development that would result in an undue hazard to public health and safety due to the existence of hazards such as fire, flood or landslide;
3. To guide development in order to make wise and prudent use of the City's natural resources;
4. To achieve a harmonious and visually pleasing relationship between the manmade and the natural environment; and
5. To promote the public health, safety and welfare of all residents of the City by improving the quality of their lives.
B. An RMO district shall consist of those lands included within an adopted physical constraint area as follows:
1. All shoreline areas with the exception of private port uses, public marinas and public port-related uses in the water areas immediately adjacent to the Bay Conservation and Development Commission (BCDC)-designated port-priority areas;
2. Areas identified as having liquefaction potential during an earthquake or those areas with fire hazards. All physical constraint areas as designated on maps shall be prepared and adopted by the City Council pursuant to Section 15.04.960. Each RMO district shall be shown on the zoning map by adding the designator "RMO" to the base district designation and development in areas designated "RMO" shall be in compliance with the regulations of the RMO district.
15.04.510.020 General Standards Pertaining to the RMO District.
A. Minimum Site Area. Same as base zoning district.
B. Performance Standards. The performance standards prescribed in Section 15.04.840 shall apply. In case of conflict with other regulations of this chapter, the regulations prescribed by the RMO district shall take precedence.
C. Relation to Other Overlay Districts. The RMO district shall be an overlay district that may be combined with any zoning district. The RMO district may abut another overlay district, overlap or be superimposed over another overlay district. Where a parcel or portion of a parcel includes two or more physical constraint areas, then the parcel shall be subject to the provisions of each area.
D. Other Standards. Permits for development may attach such conditions as shall be deemed necessary to fulfill the purposes of this district and may include, but shall not be limited to: building siting, height, bulk and coverage; landscaping; excavation, grading or fill; placement and configuration of roadways; and related development controls.

D. Hillside Physical Constraint Area. The following additional regulations apply to the area identified on map entitled "Hillside Physical Constraint Area" on file at the Richmond Planning Department.
1. Purpose. The purpose of these regulations is to preserve the hills and ridges, and their natural features, and to maintain a harmonious visual and functional relationship between the existing natural environment and future development. Therefore, it is the intent of the City to place more restrictive development regulations on hillside areas of fifteen percent or greater slope in order to:
a. Minimize grading and cut and fill operations consistent with retaining the natural character of the hill areas;
b. Preserve significant features of a sloping and elevated hill area in an essentially natural state;
c. Facilitate protection of existing views from vantage points within public open spaces, rights-of-way, public parks, and private development from encroachment upon by new development;
d. Minimize the water runoff and soil erosion problems incurred in adjusting to the terrain to meet on-site and off-site development needs;
e. Achieve land use densities that are in keeping with the General Plan. However, in order to retain the significant natural features of the hill areas, densities will diminish as the slope of the terrain increases;

f. Protect the general public from geologic and hydrologic hazards including damage to property from landslides, erosion, earth creep, and storm water runoff, wildland fires, and other hazards in and near hillside areas;
g. To preserve and enhance the hillside areas and natural resources as identified in the Richmond General Plan;
h. To implement the policies of this Richmond General Plan;
2. Applicability. The provisions of this subsection shall apply to:
a. All parcels or portions of parcels greater than one (1) acre in area with an average slope of 15% or greater over any horizontal distance of 25 feet or more, except mineral resource extraction and quarrying and as hereinafter set forth in this subsection.
b. Any application for a grading permit to construct or alter roadways or driveways on properties with an average slope of 15% or greater over any horizontal distance of 25 feet or more. This is in addition to the requirements of any other provisions of this Municipal Code or any ordinance of the City of Richmond.
This subsection 15.04.510.030D shall not apply to any project with a current and valid building permit or tentative subdivision map approved and issued by the City on or before the effective date of this subsection 15.04.510.030D, but shall apply upon any application to renew or substantially modify such a building permit or subdivision map unless construction work is substantially complete on the project at the time of the application for renewal or substantial modification. Tentative subdivision map extensions requested prior to the
date of expiration are not considered to be a renewal.
3. Permit Requirements.
a. Conditional Use Permit Requirements. All developments subject to this section shall obtain a conditional use permit pursuant to Section 15.04.910 (application submittals shall be in conformance with application requirements adopted by the Planning Commission). In addition to the requirements of Section 15.04.910, before approving the issuance of a conditional use permit, the Planning Commission, and City Council on appeal, shall consider:
(1) A site analysis of existing conditions on and adjacent to the site which examines a site's physical properties, natural features, special problems, visual character and the neighboring environment.
(2) Density. The maximum number of dwelling units allowed shall be controlled by the density provisions of the base zoning designation. However, the Planning Commission may reduce the maximum number of dwelling units as necessary to achieve any of the following:
(a) To minimize the need for harmful grading and/or significant alteration of the natural topography of the site;
(b) To preserve vistas;
(c) To minimize the construction of unnecessary roadways;
(d) To protect the health, safety and general welfare of persons living in the immediate vicinity of the development;
(e) To preserve environmental resources.
The proposed density shall not exceed the maximum allowed density permitted by the base zoning designation except that portions of the permitted density can be transferred to portions of the site that would require less grading or are more buildable, provided that required zoning setbacks are observed. Never shall the total number of units permitted for any project exceed the total number of units that would have been permitted without any transfer of density. Areas from which density is transferred shall meet the criteria for Exclusion of Areas from Slope Calculations (see definition of Slope in Section 15.04.020).
(3) General Site Design Criteria. The proposed development:
(a) Reflects the City's design goals and policies as expressed in the General Plan;
(b) Preserves or protects unique or special natural features of the site, such as land forms, rock outcroppings, mature trees and vegetation, drainage courses, hilltops and ridge lines;
(c) Is compatible with the natural features, building location, and existing open spaces of neighboring properties;
(d) Preserves or minimizes impacts on existing views, privacy, and access to light and safety of neighboring properties;
(e) Avoids the unstable or hazardous portions of the site;
(f) Minimizes the removal of natural vegetation.
(4) Preservation of Existing Natural Features. The proposed development integrates significant natural features by retaining and integrating the following features into the development plans:

(a) Retains and integrates mature trees into the development. (Note: Removal of undesirable trees is permitted. See Criteria for Removal);
(b) Retains and integrates into the development significant or unique vegetation groupings which contribute to the character of the site;
(c) Minimizes grading and alteration of natural land forms;
(d) Balances cut and fill volumes;
(e) Provides adequate drainage on-site and surface drainage that does not impact neighboring properties;
(f) (i) Preserves creeks, stream beds, water courses, and channels, which are shown as solid or dashed blue lines on the latest USGS maps, in their natural state except where needed to mitigate existing flood and erosion problems as identified in a project specific environmental impact report or as verified and recommended in a study by a registered civil engineer specializing in hydrology (alterations for purposes of flood or erosion control maintain courses as close as possible to their natural location and appearance or designs them to reflect a natural appearance),
(ii) Preserves other natural drainage courses as close as possible to their natural location and appearance or designs them to reflect a natural appearance. "Dry stream" effects (manufactured drainage courses designed to simulate natural ones) are preferred over channeling or undergrounding.
(5) Circulation and Parking. The proposed development:
(a) Provides a clearly organized circulation plan for automobiles, pedestrians, and service vehicles;
(b) Locates and landscapes roads and streets so as to minimize their being seen from the Valley floor, roads and neighboring properties. (Road widths may be reduced to the minimum acceptable to the City Engineer and Fire Department if site impacts are minimized);
(c) Provides access to existing open space areas and, as appropriate, adjacent off-street parking.
b. Planning Commission Findings. In addition to the findings outlined in Section 15.04.910, the Planning Commission, and City Council on appeal, shall approve or conditionally approve a conditional use permit if on the basis of the application, plans, materials, and testimony submitted at the hearing, the Planning Commission or City Council finds:
(1) The project is consistent with the City's hillside development regulations and design criteria;
(2) Any grading to be performed within the project boundaries takes into account the existing natural features of the property, including but not limited to mature trees, significant or unique vegetation groupings, prominent geological features, and natural drainage courses, and is designed in keeping with the best engineering practices as determined by the City Engineer to avoid erosion, slides or flooding, in order to minimize effects on that environment;
(3) Adequate fire safety measures have been incorporated into the design of the project.
4. Regulations/Design Criteria.
a. Tree Preservation. Significant trees are important aesthetic and ecological resources that contribute to the character of an area. Site development plans should demonstrate that diligent effort has been made to retain as many significant trees as possible.
(1) Definitions,
(a) "Tree alteration" means any proposed trenching, grading, filling, paving structural development, change in ground elevation within the dripline of a significant tree, and change in watering practices from natural rainfall to supplemental irrigation. Tree alteration also includes removal of a branch, pruning, or trimming by topping the upper 25% or more of a trunk or primary leader.
(b) "Tree, significant" means any tree which is in good health and form, and is more than 12 inches in diameter as measured 4 feet-6 inches above the root crown. In addition, any tree of the Quercus (OAK) genus which is in good health and form and more than 6 inches in diameter as measured 4 feet-6 inches above the root crown shall be a significant tree. Other trees may be designated as significant by the Planning Commission based on an arborist/ forester's report.
(2) Methods to Preserve Trees During Construction.
(a) No fill, grading, or construction shall be permitted within the drip line of tree (or within six (6) feet of the trunk, whichever is greater) designated for preservation except as may be recommended by an arborist or forester.
(b) Trenching shall be prohibited within the tree drip line, and any required utility line within the protected zone shall be installed by boring or drilling through the soil.
(c) Where necessary for access in the vicinity of trees designated for preservation, paving within the drip line shall use porous materials such as gravel, loose boulders, cobbles, wood chips, or bark mulch.

(3) Criteria for Removal. In assessing the number of trees and specific trees that may be removed, the applicant and Planning Commission should consider the following criteria as identified in an arborist report:
(a) The tree is in poor health and cannot be saved;
(b) The tree is a public nuisance, causing damage to public utilities or streets and sidewalks that cannot be mitigated by some other means (such as root barriers etc.);
(c) The tree is in danger of falling and cannot be saved by some other means (such as pruning);
(d) The tree is damaging existing private improvements on the lot (e.g., building foundation, wall, patio, deck, roof, retaining wall, etc.);
(e) The tree species is known to be highly combustible and is determined to be a fire hazard;
(f) The tree species or the form of the tree does not merit saving (e.g., non-native, growth stunted, poorly formed, etc.);
(g) Reasonable development of the property would require the alteration or removal of the tree and could not be reasonably accommodated elsewhere on the lot;
(h) The tree species is known to develop weaknesses that affect its health or the safety of people and property (e.g., short-lived, weak-wooded and subject to limb breakage, shallow-rooted and subject to toppling).
(4) Whenever Significant Trees Are Removed.
(a) Replanting and irrigation shall be consistent with both the City's Urban Forest Management Plan and Landscape Design and Development Guidelines. Designers of each site should take responsibility for the correct tree selection and compatible site conditions for each type of tree.
(b) Trees shall be replaced at a ratio of 3 new trees for every tree removed. Replacement trees shall be planted in the following order of priority: (i) on the project site; (ii) on adjacent private or public land, or along public streets, or (iii) within five miles of the site of the removal.
(c) Minimum tree size shall be 15 gallon. Exception to this requirement may be allowed by the Planning Commission when site conditions warrant.
(d) To protect trees during construction one or both of the following measures shall be taken: (i) construct fencing around the drip line of each tree or group of trees to be retained; and (ii) establish an incentive program in the construction contract to encourage workers, particularly bulldozer drivers, to maximize caution when working near trees (such as a fine for each damaged tree or subtract the fine from a bonus to be divided among all construction workers at the end of the project).
b. Hillside Grading and Drainage. Changes to the existing natural terrain through grading should be kept to a minimum in order to preserve the inherent characteristics of sloping hillsides.
(1) Grading. Grading should be kept to a minimum and should be performed in a way that preserves significant natural features and visually blends with adjacent properties. Factors to be considered include the natural features of the site, slope and soil characteristics, vegetative cover, access to the site, and orientation and visibility of both the site and the proposed development.
In addition to the standards in the City's Subdivision and Grading Ordinances, the proposed development shall:
(a) Minimize grading at areas with greater than 26% slope except that required exclusively for foundations. Grading of any site shall conform to the following grading standards, based upon the percent of the natural slope:
(i) 0-15%. Redistribution of earth over large areas may be permitted,
(ii) 15-26%. Some grading may occur, but landforms should retain their natural character. Padded building sites may be allowed, but custom foundations, split level designs, stacking and clustering are expected to mitigate the need for large padded building areas,
(iii) 26-30%. Limited grading may occur; however, major topographic features shall retain their natural land forms. Special hillside architectural and design techniques are expected in order to conform to the natural landform, by using techniques such as split level foundations, stem walls, stacking and clustering,
(iv) Over 30%. Development and limited grading can only occur if it is clearly done so that detrimental safety, environmental, and visual impacts are avoided. Use of larger lots, variable setbacks, and variable building structural techniques such as stepped or pole foundations are expected. Structures shall blend with the natural environment through their shape, materials and colors. Traffic and roadway impacts are to be minimized by following natural contours or using grade separations;
(b) Avoid creating graded areas where there is a 30 feet or greater difference in height between terraces or benches; if the difference is more than 30 feet then benches with concrete drainage channels shall be

placed every 20 feet. Terracing should be designed with small incremental steps, avoiding wide step terracing and large areas of flat pads;
(c) Grade new building sites such that they appear to emerge from the slope. Minimize creation of flat areas on slopes greater than 26%;
(d) Avoid a manufactured appearance by creating smooth flowing contours of varying gradients. Slopes created by grading of the site shall not exceed 50%, without a soils report and stabilization study justifying it. Avoid sharp cuts and fills and long linear slopes that have uniform grade; sculpture grading to blend slopes and benches with natural topography
(e) Minimize pad size to accommodate the structure and a reasonable amount of open space. Pads for tennis courts, swimming pools and lawns are discouraged. A maximum of the remaining lot area should be kept in the natural state of the original slope;
(f) Sloping lot designs, such as split level building terraces, are encouraged to reduce pad size;
(g) Avoid hazardous or unstable portions of the site. The City's geotechnical review process will verify the presence and extent of these areas;
(h) Mitigate geotechnical site constraints when needed so that the measures do not cause negative visual impact;
(i) Minimize grading within 20 feet of all perimeter property lines of the project site, unless the grading is similar to the existing adjacent slopes or to the planned grading of the adjacent slopes;
(j) Have all retaining walls designed by a registered engineer and reviewed by the City. Retaining walls and pony walls visible from off site should be of minimum height. Retaining walls faced with stone or earth-colored materials are encouraged. Those associated with lots are limited to and should be designed in accordance with the following:
(i) Upslope (from the structure) walls not to exceed four (4) feet in height unless approved by the Planning Commission. Terraced retaining structures may be utilized which are separated by minimum of three (3) feet and appropriate landscaping. Overall combined height of walls shall not exceed eight (8) feet in height unless approved by the Planning Commission,

(ii) Downslope (from the structure) walls not to exceed a combined total of 42O in height unless approved by the Planning Commission,
(iii) Lots sloping with the street of access or other conditions: one retaining wall on each side of the lot may be used not exceeding 42O in height,
(iv) Retaining walls shall be designed with smooth, continuous lines that conform to the topography. Maximum wall height at the base of slopes along roadways shall not exceed 4 feet in order to avoid a contained, channel-like effect,
(v) Retaining walls to accommodate a patio or terrace shall conform to the natural hillside profile as much as possible.
(2) Drainage. In addition to adherence to the standards in the City's Subdivision and Grading Ordinances, proposed development shall:
(a) Collect and convey storm water to off-site systems in a manner which will avoid erosion and damage to on-site and adjacent properties. (Hydrology plans of off-site impacts shall be developed with input from neighboring property owners and submitted to the City with the proposed site development plans);
(b) Design necessary storm drainage improvements to create a natural rather than a manufactured appearance;
(c) Minimize on-site areas of impervious surfaces to reduce runoff;
(d) Collect and convey stormwater from building roofs to a comprehensive site drainage system;
(e) Provide adequate drainage control devices to prevent flooding of below grade floor slabs and subterranean water from seeping into structures;
(f) Drainage devices such as terrace drains, benches or down drains should be placed in locations of least visibility on slopes. The side of a drain may be bermed to conceal it. Natural swales leading downhill are a good location for down drains. Visible concrete drains are discouraged; but if required, they should be color tinted and screened with planting to be less obtrusive;
(g) Runoff and Subsoil Discharge. Passage for bulked-flow and subsoil runoff shall be provided to a safe point of discharge, such as a street, channel or debris basin, so that damage to improvements or slopes will not result (e.g., energy dissipators on closed drainage pipe openings). Natural stream gradients should not be flattened;

(h) Debris Collection. Where applicable, lot designs and the location of proposed improvements shall permit accommodation of debris from potential land slippage and/or erosion without damage to improvements or other properties downslope, and with access to a street to provide for cleanup and removal;
(i) Emergency Overflow. A route for flood and debris flows which exceeds the design capacity of planned drainage, flood control and debris facilities and devices shall be provided. Overflow routes shall direct overflows away from slopes and improvements and toward safe points of discharge.
(3) Erosion Control. In addition to adherence to the standards in the City's Subdivision and Grading Ordinances, the proposed development shall:
(a) Include erosion control and revegetation programs in grading plans, where applicable;
(b) Control the timing of grading and construction to avoid failure during construction. When detention basins and other storm and erosion control facilities are required, any negative visual impact to the natural hillside character must be evaluated as to the appropriateness of erosion control facilities.
(4) Geologic Hazards.
(a) Geotechnical review is required on all sites to identify hazardous areas, including debris flows (see Table OSC-1, Recommended Guidelines for Geotechnical Investigations, Volume I of the Richmond General Plan).
(b) Areas determined through the geotechnical review process to be too hazardous for development shall not be developed.
(c) The following methods for mitigating geologic hazards are not acceptable:
(i) Exposure of slopes that cannot be suitably re-vegetated;
(ii) Removal of large areas of existing mature vegetation that substantially contribute to the natural character of a site.
(d) Existing geologic hazards shall be corrected when they pose a threat to on or off-site development or properties.
(e) Subdivisions. To ensure that slope stability is adequately maintained in an approved subdivision, for 10 years following granting of the final occupancy permit the applicant shall warrant and be solely responsible for slope maintenance and stabilization on the site. In addition, the applicant shall deposit a bond with the City, or other equivalent assurance as approved by the City Attorney, in an amount as determined by the City Engineer to insure compliance with this condition. Following the expiration of the warranty period, impacts due to soils failure shall be the sole responsibility of the property owners' association.
The applicant shall also implement and fund a ten-year monitoring program for slope stability which shall include instrumentation such as settlement monuments and inclinometer installed in fills and slide repairs. Slope monitoring by a Certified Engineering Geologist (CEG) shall be conducted bi-monthly for the first two years and annually thereafter. Monitoring shall be conducted more often if significant slope movement, as defined by the project geotechnical engineer, is detected or conditions such as heavy rains or ground shaking occur. The CEG shall make written report of findings to the City Engineer. The property owners' association, shall assume responsibility for monitoring at the end of the ten-year period and may choose to continue monitoring on an annual or as needed basis. Provisions for maintenance of slopes and retaining walls with instruction for recognizing conditions that require professional evaluation and potential mitigation shall be incorporated in the codes and covenants of the property owners' association. A copy of such codes, covenants and instructions shall be submitted to the Planning Director and City Engineer for review and approval prior to issuance of building permits.
c. Lot Configuration, Building Setbacks, and Location. The layout of lots in a residential development should be adapted to existing topography and natural features, avoiding unnecessary alteration of land forms.
(1) Lot Configurations.
(a) Lot patterns which offer a variety of lot shapes corresponding to topography and natural features are encouraged.
(b) Lot lines should be placed at the top of major slope areas to ensure that the slope maintenance and planting will not be neglected by an uphill owner and to minimize drainage crossing lot lines. A flat area with a minimum dimension of 18O should be provided between the property line and the top of slope.

c) Flag lots with parking located adjacent to roadways to encourage terracing of buildings while minimizing roadway cut and fill are allowed.

2) Building Setbacks.
(a) Front building setbacks are encouraged to be varied and staggered beyond the minimum required setback in residential subdivision layout, consistent with the natural hillside character and to reduce the monotony of repetitive setbacks. In order to review proposed setbacks, building locations and pads, if used, should be indicated on grading plans submitted with site plans.
(b) Each dwelling shall have at least one five (5) feet sideyard without any impediments (e.g., chimneys or A/C units) extending into that area.
(3) Building Locations.
(a) Buildings shall not be located near visually prominent ridgelines when a choice of building location is available. Building rooflines must be located below the ridgeline so that views to the hillside from public roadways retain the natural ridgeline.
(b) New hillside residential development should be located so as to minimize interference with views from adjacent residences.
(c) Downhill placement shall minimize front yard setback to reduce building mass hanging over the slope. Building bulk should step down with the slope.
d. Street Layout, Driveway, and Parking Design. In addition to adherence to the standards in the City's Subdivision Ordinance, street, drives, parking and emergency vehicle access should be aligned to conform closely to existing grades and minimize the need for the grading of slopes. They should not greatly alter the physical and visual character of the hillside by creating large notches in ridge lines or by defining wide straight alignments on hillsides. Natural land forms may often be retained by introducing gentle horizontal and vertical curves in road alignments.
(1) Street Layout. Where street construction is proposed in hillside areas, the extent of visual disruption must be minimized by the combined use of retaining structures and regarding to approximate the natural slope.
(a) Use narrower street widths to reduce grading impact, where acceptable to Engineering and the Fire Department, when the topography of the small number of lots served and the probable future traffic development justifies it, and when safety will not be compromised.
(b) Reduce the visual and safety impacts of hillside street design by use of terraced retaining walls and landscaping.
(c) Split roadways increase the amount and appearance of landscaping and the median can be used to handle drainage. They also allow the integration of natural features into the street design. Split roadways, depending on their length, can impact Fire Department response times.
(d) Street layout shall be aligned to conform closely to the natural grades. Long stretches of straight steep roads shall be avoided by use of gentle horizontal and vertical curves.
(e) Proper sight distances shall be maintained.
(2) Driveways.
(a) Driveway grades should not exceed 15%. The finished grade of driveways shall conform to the finished grade of the lot. Proper design consideration shall be given to vertical curves and parking landings. Hillside concrete driveway approaches from property line to parking space shall be engineered and reinforced, as appropriate. Hillside driveway plans should be reviewed and approved by the Fire Department.
(b) On substandard streets, two (2) guest parking spaces shall be provided (not tandem). These spaces should be conveniently placed relative to the dwelling unit. This requirement may be waived when the size and shape of the lot or the need for excessive grading or tree removal make the requirement infeasible.
(c) Driveway and parking designs that force vehicles to back out into substandard roadway widths are prohibited.
(d) Common drives in single family hillside residential development should be considered if grading is reduced by their use. Common easement maintenance agreements are required for common driveways.

f. Landscaping. Plant selection should recognize the importance of water conservation, fire resistance and erosion control. Emphasize drought tolerant native plant species.
(1) Use planting designs that effectively buffer existing hillside residential neighborhoods from the impacts of new hillside development projects.
(2) Revegetate scarred or graded areas.

(3) On slopes of 2:1 or greater, select plant materials with deep rooting characteristics that will minimize erosion and reduce surface runoff. A series of low retaining walls, with sub-drain lines, will provide increased planting area on the slope. This will also reduce runoff and potential erosion.
(4) Use irregular planting spacing to achieve a natural appearance on graded slopes. Plant trees along contour lines in undulating groups to create grove effects which blur the distinctive line of the graded slopes. Shrubs of varying height may be planted between tree strands. Ground covers of native and introduced species are appropriate for slope erosion control.
(5) Plant all landscaping in accordance with the City's Fire Hazard Reduction Vegetation Management Standards.
(6) Applicant shall deposit a three (3) year maintenance bond with the City, or other equivalent assurance as approved by the Director of Public Works, to insure establishment of all public and common area landscaping.
(Ordinance No. 15-97 N.S.)
15.04.510.040 Procedures.
A. Initiation. The procedure to establish a RMO district shall be initiated by the Planning Commission or the City Council and shall be the same as for a zoning map amendment as specified in Section 15.04.960.
B. Required Application Materials. The RMO district shall be defined by text and graphic materials in sufficient detail to provide the public with clear information regarding the location and characteristics of the physical constraint areas.
C. Required Findings. Approval of an RMO district shall be in compliance with Section 15.04.900 and shall include the following findings:
1. The RMO district conforms to the Richmond general plan; and
2. The RMO district will minimize the dangers to public health and safety from flooding, geologic hazards, or fire.
15.04.510.050 Signs. All signs must comply with the applicable provisions of Section 15.04.860, in addition to Chapter 15.06, Sign Ordinance, and Chapter 4.04, Sign Code.
15.04.510.060 Administrative and Enforcement Procedures. All activities, development and uses allowed in this district are subject to the provisions contained in Section 15.04.900. Provisions of this section and any conditions of approval will be enforced in accordance with the provisions of Sections 15.04.950 and 15.04.990.