

Residential in Commercial Zones (RICZ)

Allowing People to Work and Play Where They Live



BENEFITS OF RICZ

Legalizing multifamily construction in commercial zones creates the opportunity for apartments to be built at sites that no longer make sense in their current use, such as dead malls or low-value commercial buildings with large parking spots that sit in prime locations. Beyond increasing housing supply and affordability, this type of reform can allow people to live near work. It can create opportunities to live where they can walk to patronize local businesses. It can also make more retail viable by increasing the number of people who live in mixed-use neighborhoods.

How to construct a RICZ bill

There are two essential components of residential in commercial zone bills. The first requiring local zoning rules to facilitate building types that make multifamily or townhouse construction feasible with reasonable allowance for three-story buildings and at least 60% lot coverage. The second is to keep parking requirements from hindering growth by capping parking minimums to no more than one space per housing unit.