

## **Article 12:**

# **ZONING DISTRICTS AND BOUNDARIES**

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### **Sec. 9-1.1200:**

### **Zoning Districts**

The City is divided into the following zoning districts by this chapter, as follows:

#### **BASE DISTRICTS**

##### **Residential Districts**

- AR: Agriculture-Residential
- RE: Residential Estate
- R1: Single Family Dwelling
- R1.5: Low Medium Density Dwelling
- R2: Medium Density Residential Dwelling
- R3: High Density Dwelling
- MH: Mobile Home Park

##### **Commercial and Professional Districts**

- AP: Administrative-Professional
- NC: Neighborhood Commercial
- C1: Shopping Center
- C2: Central Business District
- C3: Commercial Service
- C4: Airport Related Services

##### **Industrial Districts**

- M1: Limited Industrial
- M2: Industrial Park
- M3: General Industrial

##### **Other Districts**

- PF: Public Facilities
- OS: Open Space
- P1: Off-Street Parking
- SP: Specific Plan
- PUD: Planed Unit Development

#### **OVERLAY DISTRICTS**

- PRD: Planned Residential District
- EA: Euclid Avenue Corridor Combined
- SA: Special Area Combined
- VI: Vintage Overlay
- AG: Agricultural Overlay
- HW: Hazardous Waste Overlay

**Sec. 9-1.1205:****Zoning District Boundaries**

The zoning districts established by the Development Code and the boundaries of such districts are shown on the Zoning Map. The Zoning Map and all notations, references, and other related information shall be a part of this chapter.

- A. Where any uncertainty exists as to the boundary of a district shown on the Zoning Map, the following regulations shall control:
  - 1. Where a boundary line is indicated as following a street or alley, the boundary line shall be construed as following the center of the right-of-way;
  - 2. Where a boundary line follows or coincides approximately with a lot line or property ownership line, the boundary line shall be construed as following the lot line or boundary line;
  - 3. Where the boundary line is not indicated as following a street or alley and does not follow or coincide approximately with a lot line or property ownership line, unless specifically indicated by dimensions on the Zoning Map, the boundary line shall be determined based on the scale of the Zoning Map;
  - 4. Where uncertainty exists, the Zoning Administrator shall determine in writing the location of the boundary in question, giving due consideration to the location indicated on the Zoning Map, the objectives of the Development Code and the specific purposes for each district;
  - 5. Where a street or alley is officially vacated or abandoned, the area within the vacated street or alley on each side of the centerline shall be classified in the same zoning district as the adjoining property.
- B. Where a boundary line divides a legal lot resulting in two (2) or more different districts within said lot, and one of the districts is zoned P1, the Council, by resolution, may designate the entire lot as developable to all standards and for all uses permitted in any one of the districts. The resolution of the Council, however, shall not affect any other development requirements.

**Sec. 9-1.1210:****Zoning of Annexed Territory**

All land annexed to the City shall be classified in a district or districts conforming with the land use designation on the General Plan.