

**Attachment 7: Zoning Ordinance Table 17.20.020-1****TABLE 17.20.020-1 ZONING DISTRICTS**

<b>Zoning District Symbol</b>	<b>Zoning District Name/Description</b>	<b>General Plan Land Use Designation Implemented by Zoning District</b>
<b>Agricultural and Residential Zoning Districts</b>		
A	Agricultural Zoning District. This designation provides for agricultural uses (such as vineyards, orchards, and row crops), single-family homes directly related to the agricultural use of the property, limited industrial uses directly related to agriculture, and similar and compatible uses.	Agricultural
R-E	Residential Estate Zoning District. This designation allows for large lots and flexible placement of single-family detached housing. Uses include quasi-agricultural activities, including raising and boarding livestock. The agricultural use areas that remain on the residential parcel shall be subject to an easement dedicated to the City that allows continued agricultural use, but prohibits any further nonagricultural-related development.	Very Low Density Residential
R-1	One-Family Dwelling Zoning District. This designation allows for substantial flexibility in selecting dwelling unit types and parcel configurations to suit site conditions and housing needs. The types of dwelling units include small lots and clustered lots as well as conventional large-lot detached residences.	Low Density Residential
R-2	Limited Multiple-Family Dwelling Zoning District. The medium-density residential use includes single-family homes and smaller-scale multi-family developments, including garden apartments, townhouses, and cluster housing.	Medium Density Residential
R-3	Multiple-Family Dwelling Zoning District. The high-density residential use includes multi-family apartment-style housing. The multi-family dwelling sites are typically located with direct access to arterial streets, bicycle paths, and other transit options.	High Density Residential
<b>Commercial, Office, Industrial, and Mixed-Use Zoning Districts</b>		
CMU	Mixed Use Commercial Zoning District. This designation is characterized by interconnected streets, wide sidewalks, outdoor public spaces and activities, and accommodates a mix of primarily retail and service commercial uses complemented by office and/or residential uses. By allowing compatible land uses near each other, the CMU zoning district aims to improve accessibility, walkability, and overall quality of life for residents, employees, and visitors.	Commercial Mixed Use
DMU	Mixed Use Downtown Zoning District. This designation allows retail and service commercial, office, and multiple-family residential uses designed to improve the vibrancy and maintain the pedestrian-scale character of the Downtown.	Downtown
BIP	Business Industrial Park Zoning District. This designation creates large sites for office park environment that includes multi-tenant buildings. It will be well suited for research and development facilities and light industrial uses, as well as professional and medical offices. Warehouses will be permitted but limited in size.	Business Industrial Park
CN	Neighborhood Commercial Zoning District. Serving neighborhood needs, this district is locally oriented, providing retail and service uses, offices, restaurants, grocery stores, and service stations.	Neighborhood Commercial
CG	General Commercial Zoning District. This category provides for wholesale, warehousing, and heavy commercial uses, highway-oriented commercial retail, public and quasi-public uses, and similar and compatible uses. The designation is also intended to accommodate visitor lodging, commercial recreation and	General Commercial

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	public gathering facilities, such as amphitheaters, or public gardens. It also allows most neighborhood and mixed commercial uses.	
CM	Commercial Manufacturing Zoning District. This designation is intended for establishments engaged in servicing equipment, materials, and products, but which do not necessarily require the manufacturing or processing of articles or merchandise for distribution and retail sales.	General Commercial or Light Industrial
M1	Light Industrial Zoning District. This designation provides for industrial parks, warehouses, distribution centers, light manufacturing, public and quasi-public uses, and similar and compatible uses.	Light Industrial
M2	Heavy Industrial Zoning District. This designation provides for manufacturing, processing, assembling, research, wholesale, and storage uses, trucking terminals, railroad and freight stations, and similar activities that require separation from residential uses. It also allows many light industrial uses.	Heavy Industrial
<b>Public/Quasi-Public Zoning Districts</b>		
OS	Open Space Zoning District. This designation is set aside for habitat, open space, natural areas, lands of special-status species, wetlands, and riparian areas. These areas are set aside as permanent open space preserves to protect environmentally sensitive areas.	Open Space, Recreational
P	Park Zoning District. This designation provides for neighborhood, community, and regional parks, golf courses, and other outdoor recreational facilities within urban development.	Park
PQP	Public/Quasi-Public Zoning District. This designation provides for government-owned facilities, public and private schools, institutions, civic uses and public utilities, and quasi-public uses such as hospitals and religious institutions.	Public/Quasi-Public
<b>Special Purpose Zoning Districts</b>		
SP	Specific Plan Zoning District. This designation identifies properties that require subsequent master planning in the form of approval of a Specific Plan consistent with Government Code Section 65450.	All
MP	Master Planned Zoning District. This designation provides a process for the consideration and regulation of areas suitable for proposed comprehensive development with detailed development plans and those areas that require special planning to provide appropriate planned development.	All
<b>Overlay Zoning Districts</b>		
CBD	Central Business Overlay Zoning District. This designation provides special development standards and regulations for development within the central business district of the city.	Business and Professional Neighborhood Commercial
PD	Planned Development Overlay Zoning District. This designation identifies properties that require subsequent site planning in the form of approval of a Planned Development.	All