

Zoning Designation	Description
A - Agricultural	Intended to preserve agriculture or forestry activities in areas suited to that purpose, and to include therein incidental residential development of a rural character.
BA - Public Building	The BA, BQ and T zoning districts are designed to accommodate governmental, public utility, educational, religious, community service, transportation, or recreational facilities in the City.
BQ - Quasi-Public Building	The BA, BQ and T zoning districts are designed to accommodate governmental, public utility, educational, religious, community service, transportation, or recreational facilities in the City.
CG - General Commercial	The purpose of the general commercial zoning district is to establish regulations for retailing, offices and service establishment offering goods and services to the general public which will assure maximum compatibility with surrounding residential areas as well as minimize adverse traffic impacts resulting from commercial development.
ML - Light Industrial	The purpose of the light industrial (ML) zoning district is to provide for, and regulate, certain industrial uses which are incompatible with commercial and residential uses but perform important storage, manufacturing or servicing functions for such commercial and residential uses in the City. The property in this zone should be located near central business areas, near arterial traffic routes, along railroad lines, or where specialized services for residential areas should be concentrated. Activities and hazardous materials that may be used in the light industrial zoning district are specifically incompatible with schools, daycare centers, convalescent care centers and other sensitive receptors and such sensitive receptors are prohibited from this zoning district.

MP - Planned Industrial	<p>The purpose of the Industrial Park (MP) zoning district is to provide regulations for parcels or combinations of parcels of land of twenty-five acres or more on which development of light industrial parks is deemed appropriate.</p>
OA/OP - Office/Planned Office	<p>An administrative and professional office (OA) zone is created to accommodate a demonstrated need for development of office space together with necessary landscaping and off-street parking facilities in locations served by primary access, yet inappropriate for commercial development because of close proximity to purely residential uses. It is intended that the professional office uses established in this zone shall be designed and landscaped so as to be in harmony with such adjacent residential uses.</p> <p>The purpose of the Planned Office (OP) zoning district is to provide regulations for parcels or combinations of parcels of land of twenty-five acres or more on which development of professional administrative offices is deemed appropriate.</p>
OS - Open Space	<p>Open space (OS) zones are intended to provide for the establishment of open space uses in private natural areas in order to avoid urban sprawl and to preserve environmentally sensitive areas in their natural condition.</p>
PR - Park and Recreation (PR)	<p>The purpose of the park and recreation zone is to regulate the land uses and recreational activity permitted within publicly owned parks within the City, to ensure the safety and enjoyment of the persons utilizing the park facilities, as well as to protect the rights of adjoining property owners.</p>

<p>P - Mixed Use Planned Development</p>	<p>The planned development (P) zoning district is intended to provide a means of guiding land development or redevelopment of the City that is uniquely suited for planned coordination of land uses and to provide for a greater flexibility of land use intensity and design because of accessibility, ownership patterns, topographical considerations, and community design objectives.</p> <p>The planned development zoning district is specifically intended to encourage variety in the development pattern of the community; to promote a more desirable living environment; to encourage creative approaches in land development; to provide a means of reducing the amount of improvements required in development through better design and land planning, to conserve natural features, to facilitate a more aesthetic and efficient use of open spaces, and to encourage the creation of public or private common open space by establishing a process to consider and approve conceptual and definitive plans that provide development standards and regulations to advance these goals.</p>
<p>R1 - Single-Family Residential</p>	<p>R-1 single-family residence districts are intended to create, preserve and enhance areas suitable for detached dwellings in order to:</p> <ul style="list-style-type: none"> A. Enhance the identity of residential neighborhoods; B. Ensure provision of light, air and a reasonable level of privacy to individual residential parcels; C. Ensure a reasonable level of compatibility in scale of structures within residential neighborhoods; and D. Reinforce the predominantly low-intensity setting in the community.
<p>R1C - Single-Family Residential Cluster</p>	<p>The purpose of a cluster zone is to promote neighborhood identity and enhance the quality of life for City residents by encouraging developers to use a more creative approach in land development, to provide a means for reducing the amount of street improvements and public utilities required in residential development, to conserve natural features, and to facilitate the provision of more desirable aesthetic and efficient use of open space.</p>

R2 - Residential Duplex	The residential duplex zoning district is intended to allow a second dwelling unit under the same ownership as the initial dwelling unit. The residential duplex district is intended to increase the variety of housing opportunities within the community while maintaining the existing neighborhood character.
R3 - Multiple Family Residential	The Multi-Family Residential (R-3) Zone provides a zoning district permitting multiple-family residential uses and to establish the regulations pertaining thereto. These regulations are intended to guide future multiple-family residential development and ensure a healthy functional environment for future residents within the proposed development and for and between adjoining parcels.
RHS - Residential Hillside	<p>The purpose of the RHS zoning district is to regulate development consistent with the General Plan, to preserve the natural setting in the hillsides. Performance standards and specific regulations were created to ensure that the utilization of land for residential uses is balanced with the need to conserve natural resources and protect life and property from natural hazards. Specifically, the standards for RHS zones are intended to accomplish the following objectives:</p> <ul style="list-style-type: none"> A. Enhance the identity of residential neighborhoods; B. Ensure the provision of light and air to individual residential parcels; C. Ensure a reasonable level of compatibility in scale of structures within residential neighborhoods; D. Maintain spatial relationship between structures and within neighborhoods; E. Reinforce the predominantly low-intensity setting of the community; F. Maintain a balance between residential development and preservation of the natural hillside setting; G. Promote compatibility of colors and materials of structures and the surrounding natural setting.
T - Transportation	The BA, BQ and T zoning districts are designed to accommodate governmental, public utility, educational, religious, community service, transportation, or recreational facilities in the City.