

ARTICLE 3 Establishment Of Zones and Boundaries And Limiting The Uses Of Land Thereon.

3.00 NAMES OF ZONES

In order to classify, regulate, restrict and segregate the uses of land and buildings, to regulate and restrict the height and bulk of buildings and to regulate the area of yards and other open spaces about buildings and to regulate the density of population, the following zones are by this Ordinance established.

A	Light Agricultural Zone
RAAB	Residential Agriculture Accessory Business Zone
R-1	One Family Zone
R-1-10000	One Family Zone, 10,000 Square Foot Minimum Lot Size
R-1-15000	One Family Zone, 15,000 Square Foot Minimum Lot Size
R-1-20000	One Family Zone, 20,000 Square Foot Minimum Lot Size
R-2	Two Family Zone
R-3	Multiple Family Zone
D-R	Downtown Residential Zone
R-P	Residential Professional Zone
C-1	Neighborhood Commercial Zone
C-2	General Commercial Zone
C-M	Heavy Commercial Limited Industrial Zone
M-I-P	Manufacturing Industrial Park
M-1	Light Manufacturing
R-T	Residential Trailer
S-D	Senior Development Zone
W-2	Controlled Development Zone
CFA	Controlled Farming Area
URO	Urban Reserve Overlay Zone

3.01 ESTABLISHMENT OF ZONE BY MAP

The locations and boundaries of the various zones are such as are shown and delineated on the "Zoning Map" hereto attached and made a part hereof.

3.02 ZONE BOUNDARIES

Where uncertainty exists, the Planning Commission shall, by written decision determine the location of the zone boundary.

3.03 PROPERTY SUBJECT TO ANNEXATION

All property subject to annexation shall be classified the zone which is most consistent with the General Plan Land Use Designation for said property prior to commencement of Local Agency Formation Commission (LAFCO) proceedings, subject to the provisions of the Cortese-Knox Local Government Reorganization Act, Government Code Section 56000.

3.04 LIMITATION OF LAND USE

Except as provided in this ordinance, no structure shall be erected, reconstructed or structurally altered, nor shall any structure or land be used for any purpose except as hereinafter specifically provided and allowed in the same zone in which such structure and land are located.

ADOPTED 2-15-94, EFFECTIVE 3-15-94