

ARTICLE 2
ESTABLISHMENT AND DESIGNATION OF ZONES

SEC. 25-2-10 DESIGNATION OF ZONES

The Zones hereby established and into which the City is divided are designated as follows:

- A-1 Agricultural
- N-P Neighborhood Preservation
- C-1 Neighborhood Commercial
- C-2 General Commercial
- CBD Central Business District
- EOZ Entryway Overlay Zone
- ESD East Street District
- C-3 Service Commercial
- C-H Highway Commercial
- I Industrial
- FP Flood Plain Overlay
- O Open Space
- P-D Planned Development Overlay
- R-1 Single Family Residential
- R-2 Duplex Residential
- R-M Multiple Family Residential
- T Transition Overlay
- RR Large Lot Residential
- SLSP Spring Lake Specific Plan

SEC. 25-2-20 ZONING MAPS

The designations, locations, and boundaries of the aforesaid zones are set forth on the officially approved zoning maps of the City on file in the office of the Community Development Department. Said map or maps and all notations, references, data and other information shown thereon shall be and are hereby adopted and made a part of this Chapter.

SEC. 25-2-30

CLASSIFICATION OF TERRITORY

All territory within the City shall be classified as a part of that zoning district recommended by the Planning Commission and adopted by the City Council in accordance with the General Plan. Said territory shall retain such classifications unless said territory is otherwise zoned in the manner prescribed by law. The City may prezone unincorporated territory adjoining the City for the purpose of determining the zoning that will apply to such territory in the event of subsequent annexation to the City. The procedure for such pre zoning shall be as prescribed in Article 29 of this Chapter, and such pre zoning shall become effective upon annexation of the territory to the City.

SEC. 25-2-40

CONFORMANCE WITH ZONING REGULATIONS REQUIRED

Except as otherwise provided in this Chapter:

- A. No building or part thereof or other structure, shall be erected, altered, added to or enlarged, nor shall any land, building, structure or premises be used, designated or intended to be used for any purpose, or in any manner other than is included among the uses hereinafter listed as permitted in the zone in which such buildings, land or premises is located.
- B. No building or part thereof or structure shall be erected, reconstructed or structurally altered to exceed in height the limit hereinafter designated for the zone in which such buildings, land or premises is located.
- C. No building or part thereof or other structure shall be erected, nor shall any existing building be altered, enlarged, rebuilt, or moved into any zone, nor shall any open space be encroached upon or reduced in any manner, except in conformity to the yard, building site area, and building location regulations hereinafter designated for the zone in which such building or open space is located.
- D. No yard or other open space provided about any building for the purpose of copying with the provisions of this Chapter shall be considered as providing a yard or open space for any other building, and no yard or other open space on one building site shall be considered as providing a yard or other open space for any other building site, except as otherwise provided in this ordinance.

ZONING DISTRICT BOUNDARY DETERMINATION

Wherever any uncertainty exists as to the boundary of a zoning district as shown on the zoning map, the following rules shall apply:

- A. **Streets or Alleys:** Where a zoning boundary line is indicated as following a street or alley, the center lines of such streets or alleys shall be construed to be the boundaries of such zones.
- B. **Lot Lines:** Where a zoning boundary line follows or coincides approximately with a lot line or a property ownership line, it shall be construed as following the lot line or property ownership line.
- C. **Scale on Map:** Where a zoning 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, the zoning boundary line shall be determined by the use of the scale designated on the zoning map.
- D. **Further Zoning Boundary Uncertainties:** Where further uncertainty exists, the Planning Commission, upon receiving written application or upon its own motion, shall determine the location of the zoning boundary in question, giving due consideration to the location indicated on the zoning map, the objectives of the Zoning Ordinance, the purposes set forth in the zoning district regulations and any previous actions of the City Council or the Planning Commission.