

Chapter 17.12

ZONING DISTRICTS DESIGNATED

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17.12.010 Principal zones established.

The several zones established, and into which the city may be divided, are as follows:

<u>Zone</u>	<u>Abbreviation</u>	<u>Intended Land Use Designation</u>
Residential one-family	R-1	Low Density Residential, R-L
Residential two-family	R-2	Medium Density Residential, R-M
Residential multiple family	R-3	High Density Residential, R-H
Neighborhood commercial	C-1	Commercial, C
Community commercial	C-2	Commercial, C
Highway service commercial	C-H	Commercial, C
Limited industrial	M-L	Light Industrial/Commercial, I-L/C
Heavy industrial	M-H	Heavy Industrial, I-H
Open space	O-S	Open Space/Resource Conservation, OS/RC
Planned development	P-D	Any Designation
Public facilities	P-F	Public Facility, P-F
Floodway conservation (Ord. 2003-03 § 3 (part))	F-W	Any Designation

17.12.020 Location and boundaries of zones.

The designation, location and boundaries of the aforementioned zones, shall be delineated on the zoning map of the city which shall be adopted by an ordinance of the Orland city council. Such map and all notations, references, dates and other information shown thereon shall be a part of these regulations and subject thereto, and such map as adopted and/or amended from time to time by ordinance of the Orland city council constitutes Section 17.12.030 of this chapter. (Ord. 2003-03 § 3 (part))

17.12.030 Zoning map.

This section consists of the zoning map of the city referenced in Section 17.12.020 of this chapter. (Ord. 2003-03 § 3 (part))

17.12.040 Determination of uncertain boundaries.

Where uncertainty exists with respect to the boundaries of the various zones, the following rules shall apply:

A. Streets or Alleys. Where the indicated zoning boundaries are approximately street or alley lines, the centerlines of such streets or alleys shall be construed to be such boundaries.

B. Lot Lines. Where the zoning boundaries are not shown to be streets or alleys, and where the indicated boundaries are approximately lot lines, the lot lines shall be construed to be the boundaries of such zone, unless such boundaries are otherwise indicated.

C. Scale on Map – Determination by Commission. Where property is indicated on a zoning map as acreage and not subdivided into lots and blocks, or where the zone boundary lines are not approximately street, alley or lot lines, the zone boundary line shall be determined by the planning commission. (Ord. 2003-03 § 3 (part))

17.12.050 Classification applies to all incorporated territory.

All incorporated territory of the city shall be classified as specified by the zoning map adopted as a part of this title. Property hereafter annexed to the city shall be classified as R-1 zoned in accordance with the provision of Section 65859 of the (California) Government Code. (Ord. 2003-03 § 3 (part))

17.12.060 Prezones.

Property shall be prezoned prior to annexation. Prezoning will be accomplished in the same manner as zoning within the city and the application fee shall be set by resolution of the city council. (Ord. 2003-03 § 3 (part))

17.12.070 Split zoning.

Parcels with split zoning may be developed in conformance with the applicable zone district as long as each zoned area meets the minimum parcel size requirement for the zone. If the zoned area does not have sufficient area to meet the minimum parcel size requirement for the zone district, such area may only be used for purposes permitted in the applicable zone district upon approval of a use permit. (Ord. 2003-03 § 3 (part))