

Sec. 8171-9 - Establishment of Use Zones

In order to classify, regulate, restrict and segregate the uses of land and buildings; to regulate the height and size of buildings; to regulate the area of yards and other open spaces around buildings; and to regulate the density of population, the following classes of use zones are established along with their abbreviations and minimum lot areas. Alternative minimum lot areas may be established pursuant to Section 8171-9.1 et seq. Minimum lot area requirements are expressed in "gross" area for land uses and structures. The minimum lot area for subdivision purposes is expressed in "net" area for parcels of less than 10 acres, and "gross" area for parcels of 10 acres or more.

Zoning District Base Zones	Abbreviation	Minimum Lot Area
Coastal Open Space	C-O-S	10 Acres
Coastal Agriculture	C-A	40 Acres
Coastal Rural	C-R	1 Acre
Coastal Rural Exclusive	C-R-E	20,000 sq. ft
Coastal Single-Family Residential	C-R-1	7,000 sq. ft
Coastal Two-Family Residential	C-R-2	7,000 sq. ft
Residential Beach	Residential Beach	3,000 sq. ft.
Residential Beach Harbor	R-B-H	*
Coastal Residential Planned Development	C-R-PD	As Specified by Permit
Harbor Planned Development	H-P-D	As Specified by Permit
Coastal Commercial	C-C	20,000 sq. ft.
Coastal Industrial	C-M	10 Acres

Overlay Zones	Abbreviation	Minimum Lot Area
Santa Monica Mountains	M /	Not Applicable

*See Section 8175-2 for specifics.

(AM.ORD.4055-2/1/94)

Sec. 8171-9.1 - Lot Area Suffix

Lot areas larger than the minimum specified by the Coastal Land Use Plan and this Chapter may be determined by a suffix number following the base zone designation on a given zoning map. The application of said suffixes shall be consistent with the Area Plan for the Coastal Zone and Article 5 of this Chapter. All other requirements of the base zone contained in this Chapter shall apply to the respective zone designated by a suffix. The suffix numbers shall only be assigned in 1,000-square-foot increments for lots less than one acre in area (i.e., C-R-E-30 means: Coastal Rural Exclusive, 30,000 square foot minimum lot size), and in increments of one acre for lots of one acre or larger area (i.e., C-R-E 5Ac means: Coastal Rural Exclusive, Five-Acre Minimum lot size). The application of suffix numbers shall not create lot areas smaller than the minimum area specified for the various base zones established by Sec. 8171-9. Where no suffix number appears, it is understood that the minimum lot area specified in Sec. 8171-9 for that zone shall apply. (AM.ORD.4055-2/1/94)