

ARTICLE 3: ESTABLISHMENT OF ZONES, BOUNDARIES AND MAPS

Sec. 8103-0 - Purpose and Establishment of Zones and Minimum Lot Areas

In order to classify, regulate, restrict, and segregate 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 8103-1 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*
Open Space	OS	10 Acres
Agricultural Exclusive.....	AE.....	40 Acres
Rural Agricultural	RA	1 Acre
Rural Exclusive	RE	10,000 sq.ft.
Single-Family Estate	RO	20,000 sq.ft.
Single-Family Residential	R1	6,000 sq.ft.
Two-Family Residential	R2	7,000 sq.ft.
Residential Planned Development	RPD	As Specified by Permit
Commercial Office	CO	No Requirement
Neighborhood Commercial	C1	No Requirement
Commercial Planned Development	CPD	No Requirement
Industrial Park	M1	10,000 sq.ft.
Limited Industrial	M2	10,000 sq.ft.
General Industrial	M3	10,000 sq.ft.
Timberland Preserve	TP.....	160 Acres
Specific Plan	SP	Established by Plan

Overlay Zones

Scenic Resource Protection.....	/SRP	Not Applicable
Mineral Resource Protection.....	/MRP	Not Applicable
Community Business District	/CBD	Not Applicable

**See Sections 8103-1.1, 8103-1.2, and 8103-2 for exceptions.*

(AM. ORD. 3749 - 10/29/85)

(AM. ORD. 3797 - 12/09/86)

(AM. ORD. 4018 - 12/15/92)

(AM. ORD. 4054 - 2/1/94)

(AM. ORD. 4144 - 7/22/97)

(AM. ORD. 4333 - 12/06/05)

(AM. ORD. 4377 - 1/29/08)

(AM. ORD. 4390 - 9/9/08)