

**9-1B-1: ESTABLISHMENT OF ZONES:**

A. General: The city is divided into various zones to allow for orderly, planned development and to implement the General Plan. Table 9-1B-1 identifies all zones. All zones will be listed and appropriately designated on the official Zoning Map.

B. Base Zone: Every parcel must have a base zone that establishes the primary type and intensity of land use permitted along with development regulations for that type and intensity of land use.

C. Special Use Zone: A special use (or overlay) zone supplements the base zone for the purpose of establishing special uses or development regulations for an area in addition to the provisions of the underlying base zone. In the event a conflict arises between the base zone regulations and the overlay zone regulations, the provisions of the overlay zone will apply.

Table 9-1B-1		
Zones Implementing the General Plan		
Zoning Map Symbol	Zone Description	Corresponding General Plan Land Use Designation
<b>Residential Zones</b>		
R-1	Low-Density Residential	Low-Density Residential (RL)
R-2	Medium-Density Residential	Medium-Density Residential (RM)
R-3	High-Density Residential	High-Density Residential (RH)
<b>Commercial Zones</b>		
NC	Neighborhood Commercial	Commercial (C)
DC	Downtown Commercial	Commercial (C)
LTC	Las Tunas Commercial	Commercial (C)
<b>Mixed Use Zones</b>		
MU-L	Mixed-Use Low	Mixed-Use (MU)
MU-M	Mixed-Use Medium	Mixed-Use (MU)
<b>Manufacturing Zone</b>		
I	Industrial	Industrial (IL)
<b>Institutional and Open Space Zone</b>		
I/OS	Institutional and Open Space	Institutional (I), Parks (P), Open Space (OS)
<b>Special Use Zones</b>		
PD	Planned Development	All Residential designations, Commercial, Industrial, Institutional, Mixed-Use, Mixed-Use - Specific Plan

(Ord. 19-1036)