

**Chapter 18.03****ZONE PLAN****Sections:**

- 18.03.010 Adoption of zone plan.**
- 18.03.020 Division of the zone plan.**
- 18.03.030 Amendments to the zone plan.**
- 18.03.040 Pre-zoning of unincorporated territory.**

**18.03.010 Adoption of zone plan.**

A. In order that comprehensive zoning regulations may be applied uniformly to all incorporated territory with the adoption of this title. Map No. 301 is hereto attached and made a part of this title by reference with the same force and effect as if the boundaries, together with any notations, references and information shown on said map were specifically set out and described in this code.

B. Map No. 301, together with such additional maps as may be adopted in accordance with the provisions of this chapter and this title, shall be known as the Zone Plan of the City. (Ord. 437 § 1 (part), 1989)

**18.03.020 Division of the zone plan.**

For purposes of convenience and identification the zone plan may be divided into parts and subparts, which may be separately shown or employed for purposes of amending the zone plan or any official reference thereto. (Ord. 437 § 1 (part), 1989)

**18.03.030 Amendments to the zone plan.**

Amendments to the zone plan shall be adopted in the manner provided for changing district boundaries as prescribed in Section 18.22.020 and Sections 18.22.040 through 18.22.090 of this code. Said code shall be recognized by the addition to this chapter of the code section adopting said map and the filing of said map, properly attested, in the office of the city clerk. Amendments to the zone plan shall be identified by consecutive numbers preceded by the last two numbers of the year in which adopted. (Ord. 437 § 1 (part), 1989)

**18.03.040 Pre-zoning of unincorporated territory.**

A. All unincorporated territory which is proposed to be annexed to the city shall be deemed to be pre-zoned and classified to the zone as indicated on the general plan by the city.

B. For the purposes of this section, the following territories shall be classified as follows:

1. Territory designated as central business district by the general plan shall be classified as the CC (central commercial) zoning district.

2. Territory designated as heavy industrial by the general plan shall be classified as the IH (heavy industrial) zoning district.

3. Territory designated as high density residential by the general plan shall be classified as the RM-1.5 (multi-family residential, one thousand five hundred square foot minimum site area per unit) zoning district.

4. Territory designated as highway commercial by the general plan shall be classified as the CH (highway commercial) zoning district.

5. Territory designated as highway commercial reserve by the general plan shall be classified as the CH (highway commercial) zoning district.

6. Territory designated as light industrial by the general plan shall be classified as the IL (light industrial) zoning district.

7. Territory designated as light industrial reserve by the general plan shall be classified as the IL (light industrial) zoning district.

8. Territory designated as low density residential by the general plan shall be classified as the R-1-7 (one-family residential) zoning district.

9. Territory designated as low density residential reserve by the general plan shall be classified as the R-1-7 (one-family residential) zoning district.

10. Territory designated as medium density residential by the general plan shall be classified as the R-M-3 (multi-family residential, three thousand square foot minimum site area per unit) zoning district.

11. Territory designated as mixed use by the general plan shall be classified as the MXU (mixed use combining) zoning district.

12. Territory designated as mobile homes by the general plan shall be classified as the RM-MH8 (multi-family residential, mobile homes) zoning district.

13. Territory designated as neighborhood commercial by the general plan shall be classified as the CN (neighborhood commercial) zoning district.

14. Territory designated as office by the general plan shall be classified as the PO (professional office) zoning district.

15. Territory designated as park and recreation by the general plan shall be classified as the RCO (resource conservation and open space) zoning district.

16. Territory designated public and semi-public facility by the general plan shall be classified as the RCO (resource conservation and open space) zoning district.

17. Territory designated as service commercial by the general plan shall be classified as the CS (service commercial) zoning district.

18. Territory designated as very low density residential by the general plan shall be classified as the RA (residential acreage) zoning district.

19. Territory designated as very low density residential reserve by the general plan shall be classified as the RA (residential acreage) zoning district. (Ord. 515 § 1, 2004; Ord. 437 § 1 (part), 1989)