

ZONING

17 Attachment 1

APPENDIX

ZONING COMPARISON CHART

COMPARISON CHART FOR PRESENT LAND USE ZONES AND THOSE PROPOSED ZONES BASED ON THE ADOPTED GENERAL PLAN AND PROPOSED ZONING ORDINANCE			
Present Zoning Designation	Land Use Category	New Ordinance and General Plan Designation	Land Use Category
A-1	Limited Agricultural and Low Density Residential	A-1	Same
R-1	Single Family Residential, 6 or less dwelling units per acre	R-1	Single Family Residential, 4 or less dwelling units per acre
R-2	Two Family Residential, 2 dwelling units per legal size lot (7200 sq. ft.)	None	None
R-3	Multiple Family Residential, High Density Residential limited only by suffices such as R-3-3000 (3000 sq. ft. of lot area per dwelling unit) and any less intense land use	R-3	Multiple Family Residential only, with densities ranging from 5-10 dwelling units per acre to 11-20 dwelling units per acre
None	None	R-4	Mobile Home Park Zone only, at present there are no zones for the use, the General Plan does not show this use
A-P	Administrative and Professional Office and less intense land use	Same	Administrative Professional Office and related uses only
C-1	Neighborhood Business and any less intense land use	Same	Neighborhood Business and related uses only
C-2	General Business and any less intense land uses	Same	General Business only
None	None	C-M	Commercial Manufacturing, assembly and sale of products on the same property
M-R	Restricted Manufacturing, light industry in specific areas not suitable for other uses	Same	Light industrial uses only, with special provisions for site development
M-1	Limited Manufacturing, most industrial uses plus any less intense land use	Same	Light Manufacturing, all uses permitted in C-2, C-M and M-R zones plus those uses normally found in industrial areas
None	None	H	Hillside development suffix. This suffix when added to a zone designation indicates special treatment and requirements for development
None	None	OS	Open Space, sets aside land for preservation and protection

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Present Zoning Designation	Land Use Category	New Ordinance and General Plan Designation	Land Use Category
None	None	FP	Flood Plain, indicates lands subject to flooding and resulting hazard
None	None	I	Institutional, indicates lands used for public, quasi-public purposes with all the auxiliary uses appurtenant thereto
None	None	P	Parking, indicates lands set aside for public parking use in conjunction with abutting commercial and institutional use
None	None	PD	Planned Development Overlay, indicates lands which may be developed with special features such as private streets, shared open spaces, etc. Presently Planned Development may be in any Residential zone by conditional use permit
None	None	GH	Geologic Hazards Overlay, indicates lands included in the special studies zones as established by the State Geologist required by the provisions of the Geologic Hazards Zone Act