

ZONING SUMMARY

RESIDENTIAL ZONES IN THE CITY OF ESCONDIDO	COMMERCIAL, MANUFACTURING & PLANNED UNIT DEVELOPMENT ZONES IN THE CITY OF ESCONDIDO
<p>R-A <u>RESIDENTIAL AGRICULTURE</u> - A zone designed to allow and protect general agricultural pursuits. Minimum lot sizes required are determined by the suffix; i.e., R-A-5 (5 acres), R-A-10 (10 acres).</p>	<p>C-G <u>GENERAL COMMERCIAL</u> - Established to provide for the community's general commercial needs. This zone is used for areas where a wide range of retail, office, and service establishments are needed to accommodate the surrounding community.</p>
<p>R-E <u>RESIDENTIAL ESTATES</u> - A zone to provide for single-family dwellings in a rural setting. Limited agricultural pursuits, including the keeping of horses, are also allowed. Minimum lot sizes required are determined by the suffix; i.e., R-E-20 (20,000 square feet), R-E-30 (30,000 square feet), R-E-40 (40,000 square feet), etc.</p>	<p>C-N <u>COMMERCIAL NEIGHBORHOOD</u> - Established to provide a shopping center for the sale of convenience goods, and personal services for day-to-day living needs. The uses and structures allowed as well as the standards of development are designed to protect the adjacent residential zones, promote orderly development, and avoid traffic congestion within the neighborhood. The minimum area for development in the zone is one acre, with the maximum area limited to five acres.</p>
<p>R-1 <u>SINGLE-FAMILY RESIDENTIAL</u> - A zone designed to provide for single-family dwellings and related accessory uses exclusively. Minimum lot sizes required are determined by the suffix. The lot sizes range from 6,000 square feet (R-1-6) to 20,000 square feet (R-1-20).</p>	<p>C-P <u>PROFESSIONAL COMMERCIAL</u> - Established to provide for the development of certain business and professional offices, medical services, legal services, and related uses in locations within, or in close proximity to, the downtown business district where such uses can conveniently serve the public.</p>
<p>R-2 <u>LIGHT MULTIPLE RESIDENTIAL</u> - A zone designed for single-family dwellings, duplexes, and apartments low in height and density. 500 square feet are required for each dwelling unit and the minimum lot size is 6,000 square feet. Density ranges from R-2-6 to R-2-12 (units per acre).</p>	<p>M-1 <u>LIGHT INDUSTRIAL</u> - To provide sites for light industrial firms engaged in processing, assembling, manufacturing, warehousing and storage, research and development, as well as for incidental service facilities and public facilities to serve the manufacturing area. In order to ensure compatibility among a variety of uses, M-1 development standards are more restrictive than the general industrial zone. Outdoor storage is permitted as an accessory use, but is limited in scale.</p>
<p>R-3 <u>MEDIUM MULTIPLE RESIDENTIAL</u> - A zone designed for single-family dwellings, duplexes, and low-height, medium-density apartments. 400 square feet are required for each dwelling unit and the minimum lot size is 6,000 square feet. Density ranges from R-3-13 to R-3-18 (units per acre).</p>	<p>M-2 <u>GENERAL INDUSTRIAL</u> - A zone allowing the widest range of manufacturing, warehousing/distributing, assembling, and wholesaling activities, including those considered "heavy" or "intensive" by virtue of increased outside storage needs, heavier equipment, and operational characteristics that require the least restrictive design standards. Although light-industrial uses are permitted, these uses must accommodate M-2 standards.</p>
<p>R-4 <u>HEAVY MULTIPLE RESIDENTIAL</u> - A zone designed for single-family dwellings, duplexes, and high-density apartments generally within "walking distance" of downtown. 400 square feet are required for each dwelling unit and the minimum lot size is 7,000 square feet. Density ranges from R-4-19 to R-4-24 (units per acre).</p>	<p>P-D <u>PLANNED DEVELOPMENT</u> - To encourage the planned development of parcels sufficiently large to permit comprehensive site planning and building design; to provide a more flexible regulatory procedure by which the basic public purposes of the Escondido General Plan and the Escondido Zoning Code may be accommodated; to encourage creative approaches to the use of land through variation in siting of buildings and the appropriate mixing of several land uses, activities and dwelling types; to enhance the appearance and livability of the community through encouragement of creative approaches to the use of land and the design of facilities, etc.</p>
<p>R-T <u>MOBILEHOME RESIDENTIAL</u> - A zone designed for mobilehome living exclusively. Mobilehome subdivisions (own-your-own lot with public streets and utilities) or mobilehome parks only are permitted.</p>	<p>H-P <u>HOSPITAL PROFESSIONAL</u> - A zone established to provide areas in close proximity to hospitals for related medical, professional, and support-type uses, including medically related retail.</p>
<p>OS <u>OPEN SPACE</u> - A zone designated for public and private uses related to open space, recreation, education & public facilities, land with unique scenic or geologic value, as well as land requiring protection for unique or rare plant and/or animal habitat. Properties designated OS-P identify public parks with active recreational facilities.</p>	<p>I-P <u>INDUSTRIAL PARK</u> - A zone that encourages well-designed industrial park developments concentrated in specific areas rather than scattered around the planning area. The general purpose of the I-P zone is to provide sites for manufacturing, research and development firms that are employee-intensive and clean in nature.</p>
<p>SP <u>SPECIFIC PLAN</u> - A zone that corresponds to the "Specific Planning Area" (SPA) land-use designation of the City's General Plan, which is reserved for large areas of land with unique physical and/or topographical features. A separate "Specific Plan" text, with customized development standards approved by the City Council, guides development within the zone.</p>	<p style="text-align: center;">Zoning Summary Revised 5-24-00</p>