

## Chapter 18.08

### DESIGNATION AND ESTABLISHMENT OF DISTRICTS

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#### 18.08.010 Designation of General Districts

The several classes of general districts into which the city is divided are designated as follows:

Zoning Map Designation	District Name	Chapter Number
R-E	Residential estate district	18.10
R-2	Two-family residential district	18.10
RMD	Two unit multiple-family residence district	18.10
R-1	Single-family residence district	18.12
RM-15	Low density multiple-family residence district	18.13
RM-30	Medium density multiple-family residence district	18.13
RM-40	High density multiple-family residence district	18.13
CN	Neighborhood commercial district	18.16
CC	Community commercial district	18.16
CS	Service commercial district	18.16
CD	Downtown commercial district	18.18
MOR	Medical office and medical research district	18.20
ROLM	Research, office and limited manufacturing district	18.20
RP	Research park district	18.20
GM	General manufacturing district	18.20
PF	Public facilities district	18.28
OS	Open space district	18.28
AC	Agricultural conservation district	18.28
PC	Planned community district	18.38

(Ord. 4964 § 8 (part), 2007; Ord. 4642 § 34, 2000; Ord. 3890 § 2, 1989; Ord. 3663 § 4, 1986; Ord. 3536 § 42, 1984; Ord. 3519 § 1, 1984; Ord. 3512 § 1, 1984; Ord. 3048 (part), 1978)

**18.08.020 Designation of Combining Districts**

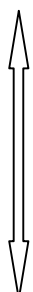
In addition to the classes of general districts set forth in Section 18.08.010, the following combining districts are established and designated:

Zoning Map Designation	District Name	Chapter Number
R	Retail shopping combining district	18.30(A)
P	Pedestrian shopping combining district	18.30.(B)
GF	Ground floor combining district	18.30.(C)
H	Hotel combining district	18.30.(D)
L	Landscape combining district	18.30.(E)
AD	Automobile dealership combining district	18.30.(F)
D	Site and design review combining district	18.30.(G)
F	Floodplain district regulations	18.30.(H)
S	Single-story height combining district	Section 18.12.100
N	Nonconforming use amortization combining district	18.30.(I)
PTOD	Pedestrian and transit oriented development combining district	18.34

(Ord. 4964 § 8 (part), 2007: Ord. 4869 § 32, 2005: Ord. 4642 §§ 35, 40, 2000: Ord. 4016 § 7, 1991: Ord. 3905 § 5, 1989: Ord. 3890 § 3, 1989: Ord. 3497 § 1, 1983: Ord. 3048 (part), 1978)

**18.08.030 References to Districts**

Reference within this title to residential districts generally and as a grouping, includes all districts identified in this section. Where references are made to more restrictive or less restrictive residential districts, such references shall apply sequentially between the most restrictive and the least restrictive.

Residential District	Restrictive Reference
R-E	Most Restrictive  Least Restrictive
R-1 (20,000)	
R-1 (10,000)	
R-1 (8,000)	
R-1 (7,000)	
R-1	
R-2	
RM-15	
RM-30	
RM-40	

(Ord. 4869 § 33, 2005: Ord. 3905 § 6, 1989: Ord. 3890 § 4, 1989: Ord. 3048 (part), 1978)

**18.08.040 Zoning Map and District Boundaries**

- (a) The boundaries of districts established by this title shall be shown upon the zoning map. The zoning map, and all amendments, changes, and extensions thereof, and all legends,

symbols, notations, references, and other matters shown thereon, shall be a part of this title.

- (b) The zoning map, as currently effective, and a record of all amendments, changes, and extensions thereof, shall be maintained as public record in the office of the building official.
- (c) The boundaries of each district as shown upon the zoning map, or amendments thereto, are adopted by the ordinance codified in this title, and the specific regulations established in this title for each general district and combining district, and all other regulations applicable therein as set forth in this title are established and declared to be in effect upon all lands included within the boundaries of each and every district as shown upon the zoning map.

(Ord. 3048 (part), 1978)

### **18.08.050 Areas Not Shown on Zoning Map**

All lands now or hereafter included within the incorporated territory of the city, which lands are not included within a general district shown on the zoning map of the city or are not shown as rezoned to a general district in accord with applicable provisions of this title, shall constitute R-1 single-family residence districts.

(Ord. 3048 (part), 1978)

### **18.08.060 Use and Interpretation of Zoning Map**

The following rules shall apply in the determination of the boundaries of any district shown on the zoning map.

- (a) Where boundaries are indicated as approximately following street and alley lines, or other identifiable boundary lines, such lines shall be construed to be the district boundary. Where such boundaries are indicated as within street and alley lines, or within identifiable rights-of-way or creeks, the centerline thereof shall be construed to be the district boundary.
- (b) In unsubdivided property, and where a district boundary divides a lot, the location of the district boundary, unless the same is indicated by dimensions, shall be determined by use of the scale appearing on the zoning map.
- (c) A symbol, or symbols, indicating the classification of property on the zoning map shall in each instance apply to the whole of the area within the district boundaries.
- (d) Where a public street, alley, or right-of-way is officially vacated or abandoned, the regulations applicable to abutting property shall apply equally to each half of such vacated or abandoned street, alley, or right-of-way.
- (e) Should any uncertainty remain as to the location or meaning of a boundary or other feature indicated upon the zoning map, said location or meaning shall be determined by the building official.

(Ord. 3048 (part), 1978)

**18.08.070 Application of Regulations to Sites Divided by Zone Boundaries**

Wherever it is found, pursuant to Section 18.08.060, that a lot or site is divided by the boundary between districts, the provisions of the zoning regulations applicable within each district shall apply to each portion of the site situated in a separate district.

(Ord. 3048 (part), 1978)