

Zoning Districts

The following descriptions of zoning districts are provided for general information only. Each of the districts has additional minimum and maximum standards concerning lot dimensions; front, rear, and side yards; parking; building height; total lot coverage; and land uses. Consult the Contra Costa County Ordinance Code for specific zoning information and requirements: http://municipalcodes.lexisnexis.com/codes/ccosta/_DATA/TITLE08/index.html

SINGLE FAMILY RESIDENTIAL

-  **R-6 Single Family Residential**
Lot Size 6,000 square foot minimum
-  **R-7 Single Family Residential**
Lot Size 7,000 square foot minimum
-  **R-10 Single Family Residential**
Lot Size 10,000 square foot minimum
-  **R-12 Single Family Residential**
Lot Size 12,000 square foot minimum
-  **R-15 Single Family Residential**
Lot Size 15,000 square foot minimum
-  **R-20 Single Family Residential**
Lot Size 20,000 square foot minimum
-  **R-40 Single Family Residential**
Lot Size 40,000 square foot minimum
-  **R-65 Single Family Residential**
Lot Size 65,000 square foot minimum
-  **R-100 Single Family Residential**
Lot Size 100,000 square foot minimum

MULTIPLE FAMILY RESIDENTIAL

-  **D-1 Two Family Residential**
8,000 square foot minimum
-  **M-6 Multiple Family Residential**
Maximum 6 units per acre
-  **M-9 Multiple Family Residential**
Maximum 9 units per acre
-  **M-12 Multiple Family Residential**
Maximum 12 units per acre
-  **M-17 Multiple Family Residential**
Maximum 17 units per acre
-  **M-29 Multiple Family Residential**
Maximum 29 units per acre

RECREATIONAL

-  **F-R Forestry Recreational**
Lot Size 21,780 square foot minimum
-  **F-1 Water Recreational**
Lot Size 6,000 square foot minimum

AGRICULTURAL

-  **A-2 General Agriculture**
Parcel 5 acre minimum
-  **A-3 Heavy Agriculture**
Parcel 10 acre minimum
-  **A-4 Agricultural Preserve**
Parcel 40 acre minimum
-  **A-20 Exclusive Agricultural**
Parcel 20 acre minimum
-  **A-40 Exclusive Agricultural**
Parcel 40 acre minimum
-  **A-80 Exclusive Agricultural**
Parcel 80 acre minimum

OFFICE

-  **O-1 Limited Office**
Lot size 15,000 square foot minimum
-  **A-O Administrative Office**
Lot Size 5 acre minimum

 This symbol indicates that the Zoning District is no longer in use

COMMERCIAL- BUSINESS

-  **C-B Community Business**
Lot size 5,000 square foot minimum
-  **N-B Neighborhood Business**
Lot size 3,500 square foot minimum
-  **R-B Retail Business**
Lot size 3,500 square foot minimum
-  **C General Commercial**
Lot size 7,500 square foot minimum
-  **P-N-B Planned Neighborhood Business**
Lot size 3,500 square foot minimum

MANUFACTURING - INDUSTRIAL

-  **C-M Controlled Manufacturing**
Lot size 40,000 square foot minimum
-  **L-I Light Industrial**
Lot size 7,500 square foot minimum
-  **W-3 Controlled Heavy Industrial**
-  **H-I Heavy Industrial**

OTHER

-  **T-1 Mobile Home/Manufactured Home Park District**
Minimum 3 acres for M.H. Park
Minimum 10 acres for M.H. Park Subdivision
-  **U Unrestricted**

OTHER (Cont)

-  **P-1 Planned Unit**
Residential: 5 acre minimum for residential uses
Non-residential: 10 acre minimum for non-residential uses
Mixed: 15 acre minimum for mixed residential and non-residential uses
Office: No minimum for office uses which do not require heavy vehicular delivery or have easy automobile site access. Includes some ancillary retail, service and residential uses when consistent with the general plan.

COMBINING DISTRICTS (in addition to the Zoning)

-  **-B Design Control Combining District**
-  **-FH Flood Hazard Combining District**
This Combining District, together with the underlying zoning, regulates the building height and the location of living area for a residential building that is located in special flood hazard area.
-  **-K Kensington Combining District (02/18/2005)**
This Combining District, together with the underlying zoning, regulates density and design of residential structures where applied.
-  **-SD-1 Slope Density and Hillside Development Combining District**
This combining district, together with the underlying zoning, regulates development density according to land slope. SD-1 requires development plan review and approval prior to development.
-  **-S-2 Sign Control Combining District**
This Combining District, together with the underlying zoning, regulates signs and outdoor advertising structures.
-  **-T Transitional Combining District**
-  **-TOV Tree Obstruction of View Ordinance Combining District**
-  **-X Railroad Corridor Combining District**
Restricts major development within affected railroad rights-of-way (Uncodified Ordinance No. 87-19)