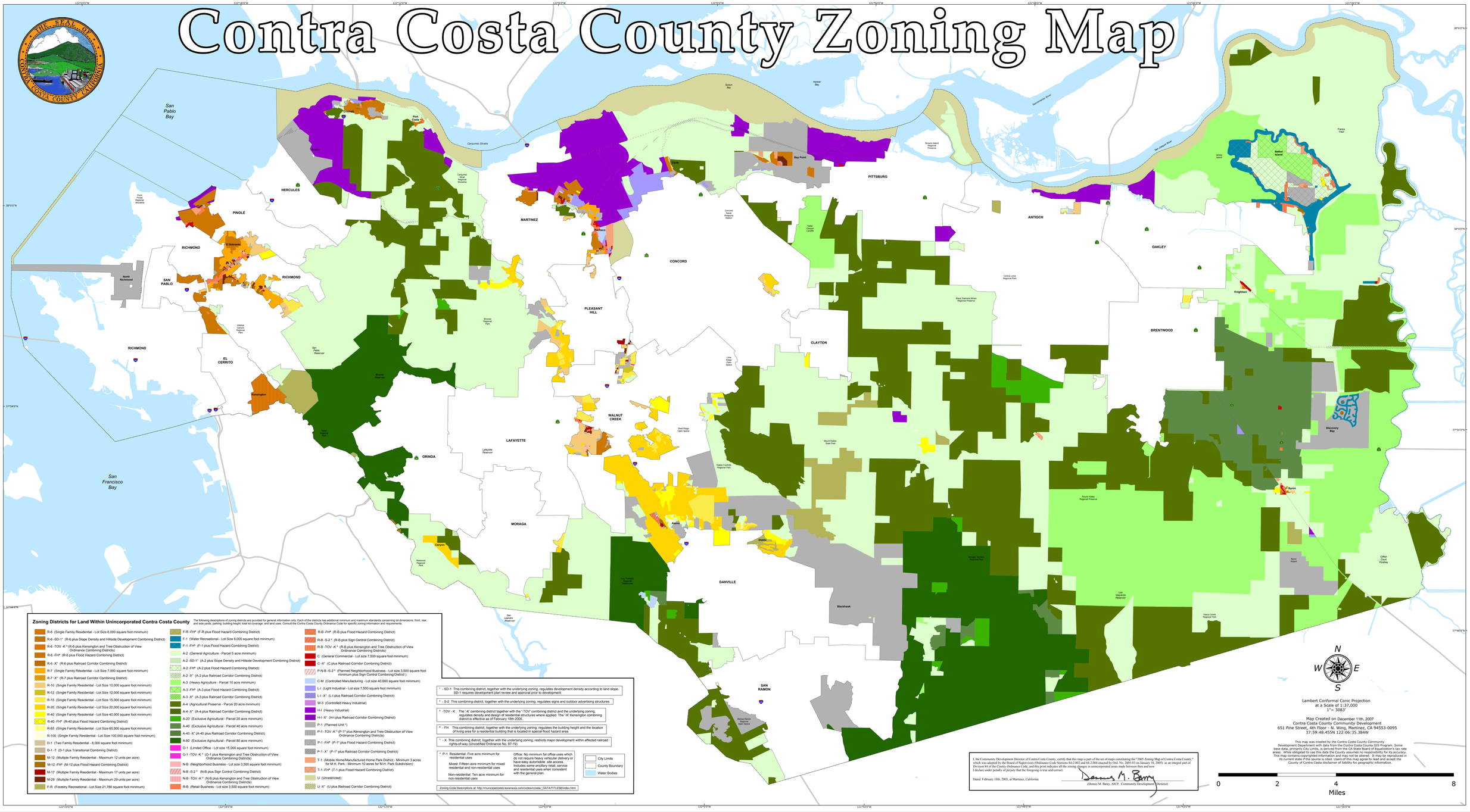
Contra Costa County Zoning Map



Zoning Districts for Land Within Unincorporated Contra Costa County

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.

- R-6 (Single Family Residential - Lot Size 6,000 square foot minimum)
- R-6 -SD-1' (R-6 plus Slope Density and Hillside Development Combining District)
- R-6 -TOV- K * (R-6 plus Kensington and Tree Obstruction of View Ordinance Combining Districts)
- R-6 -FH* (R-6 plus Flood Hazard Combining District)
- R-6 -X' (R-6 plus Railroad Corridor Combining District)
- R-7 (Single Family Residential - Lot Size 7,000 square foot minimum)
- R-7 -X' (R-7 plus Railroad Corridor Combining District)
- 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-40 -FH* (R-40 plus Flood Hazard Combining District)
- R-65 (Single Family Residential - Lot Size 65,000 square foot minimum)
- R-100 (Single Family Residential - Lot Size 100,000 square foot minimum)
- D-1 (Two Family Residential - 8,000 square foot minimum)
- D-1 -T (D-1 plus Transitional Combining District)
- M-12 (Multiple Family Residential - Maximum 12 units per acre)
- M-12 -FH* (M-12 plus Flood Hazard Combining District)
- M-17 (Multiple Family Residential - Maximum 17 units per acre)
- M-29 (Multiple Family Residential - Maximum 29 units per acre)
- F-R (Forestry Recreational - Lot Size 21,780 square foot minimum)
- F-R -FH* (F-R plus Flood Hazard Combining District)
- F-1 (Water Recreational - Lot Size 6,000 square foot minimum)
- F-1 -FH* (F-1 plus Flood Hazard Combining District)
- A-2 (General Agriculture - Parcel 5 acre minimum)
- A-2 -SD-1' (A-2 plus Slope Density and Hillside Development Combining District)
- A-2 -FH* (A-2 plus Flood Hazard Combining District)
- A-2 -X' (A-2 plus Railroad Corridor Combining District)
- A-3 (Heavy Agriculture - Parcel 10 acre minimum)
- A-3 -FH* (A-3 plus Flood Hazard Combining District)
- A-3 -X' (A-3 plus Railroad Corridor Combining District)
- A-4 (Agricultural Preserve - Parcel 20 acre minimum)
- A-4 -X' (A-4 plus Railroad Corridor Combining District)
- A-20 (Exclusive Agricultural - Parcel 20 acre minimum)
- A-40 (Exclusive Agricultural - Parcel 40 acre minimum)
- A-40 -X' (A-40 plus Railroad Corridor Combining District)
- A-80 (Exclusive Agricultural - Parcel 80 acre minimum)
- O-1 (Limited Office - Lot size 15,000 square foot minimum)
- O-1 -TOV- K * (O-1 plus Kensington and Tree Obstruction of View Ordinance Combining Districts)
- N-B (Neighborhood Business - Lot size 3,500 square foot minimum)
- N-B -S-2 ‡ (N-B plus Sign Control Combining District)
- N-B -TOV- K * (N-B plus Kensington and Tree Obstruction of View Ordinance Combining Districts)
- R-B (Retail Business - Lot size 3,500 square foot minimum)
- R-B -FH* (R-B plus Flood Hazard Combining District)
- R-B -S-2 ‡ (R-B plus Sign Control Combining District)
- R-B -TOV- K * (R-B plus Kensington and Tree Obstruction of View Ordinance Combining Districts)
- C (General Commercial - Lot size 7,500 square foot minimum)
- C -X' (C plus Railroad Corridor Combining District)
- P-N-B -S-2 ‡ (Planned Neighborhood Business - Lot size 3,500 square foot minimum plus Sign Control Combining District)
- C-M (Controlled Manufacturing - Lot size 40,000 square foot minimum)
- L-I (Light Industrial - Lot size 7,500 square foot minimum)
- L-I -X' (L-I plus Railroad Corridor Combining District)
- W-3 (Controlled Heavy Industrial)
- H-I (Heavy Industrial)
- H-I -X' (H-I plus Railroad Corridor Combining District)
- P-1 (Planned Unit *)
- P-1 -TOV -K * (P-1* plus Kensington and Tree Obstruction of View Ordinance Combining Districts)
- P-1 -FH* (P-1* plus Flood Hazard Combining District)
- P-1 -X' (P-1* plus Railroad Corridor Combining District)
- T-1 (Mobile Home/Manufactured Home Park District - Minimum 3 acres for M.H. Park - Minimum 10 acres for M.H. Park Subdivision)
- T-1 -FH* (T-1 plus Flood Hazard Combining District)
- U (Unrestricted)
- U -X' (U plus Railroad Corridor Combining District)

' - SD-1 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 This combining district, together with the underlying zoning, regulates signs and outdoor advertising structures.

* -TOV - K The "-K" combining district together with the "-TOV" combining district and the underlying zoning, regulates density and design of residential structures where applied. The '-K' Kensington combining district is effective as of February 18th 2005.

* - FH 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.

' - X This combining district, together with the underlying zoning, restricts major development within affected railroad rights-of-way (Uncodified Ordinance No. 87-19)

* P-1 Residential: Five acre minimum for residential uses

Mixed: Fifteen acre minimum for mixed residential and non-residential uses

Non-residential: Ten acre minimum for 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.

- City Limits
- County Boundary
- Water Bodies

Zoning Code Descriptions at: http://municipalcodes.lexisnexis.com/codes/ccostar_DATA/TITLE08/index.html

I, the Community Development Director of Contra Costa County, certify that this map is part of the set of maps constituting the "2005 Zoning Map of Contra Costa County," which was adopted by the Board of Supervisors (Ordinance Code Sections 84-2.002 and 84-2.004 enacted by Ord. No. 2005-05 on January 18, 2005) as an integral part of Division 84 of the County Ordinance Code, and this print indicates all the zoning changes in unincorporated areas made between then and now.

I declare under penalty of perjury that the foregoing is true and correct.

Dated February 18th, 2005, at Martinez, California

Dennis M. Barry

(Dennis M. Barry, AICP, Community Development Director)

Lambert Conformal Conic Projection
at a Scale of 1:37,000
1" = 3083'

Map Created on December 11th, 2007
Contra Costa County Community Development
651 Pine Street, 4th Floor - N. Wing, Martinez, CA 94553-0095
37:59:48.455N 122:06:35.384W

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