
Chapter 20.14 – Zoning Map

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- 20.14.030 – Zoning District Symbols

20.14.010 – Zoning Map Adopted by Reference

The boundaries, designations, and locations of the zoning districts established by this Zoning Code shall be shown upon the map(s) entitled "Zoning Map for the City of Newport Beach, California". Any additional maps as may be subsequently adopted or amended shall also be a part of this Zoning Code by reference.

20.14.020 – Zoning Districts Established

The City of Newport Beach shall be divided into zoning districts that implement the General Plan Land Use Plan. The zoning districts shown in Table 1-1 are hereby established, and shall be shown on the Zoning Map.

**TABLE 1-1
ZONING DISTRICTS IMPLEMENTING THE GENERAL PLAN**

Zoning Map Symbol	Zoning Districts	General Plan Land Use Designations Implemented by Zoning Districts	
Residential Zoning Districts			
R-A R-1 R-1-6,000 R-1-7,200 R-1-10,000	Single-Unit Residential Detached	RS-D	Single-Unit Residential Detached
R-BI R-2 R-2-6,000	Two-Unit Residential	RT	Two-Unit Residential
RM RM-6,000 RMD	Multi-Unit Residential	RM RMD	Multiple-Unit Residential Multiple-Unit Residential Detached
Commercial Zoning Districts			
OA	Office - Airport	AO	Airport Office and Supporting Uses
OG	Office - General Commercial	CO-G	General Commercial Office
OM	Office - Medical Commercial	CO-M	Medical Commercial Office

**TABLE 1-1
ZONING DISTRICTS IMPLEMENTING THE GENERAL PLAN**

Zoning Map Symbol	Zoning Districts	General Plan Land Use Designations Implemented by Zoning Districts	
OR	Office - Regional Commercial	CO-R	Regional Commercial Office
CC	Commercial Corridor	CC	Corridor Commercial
CG	Commercial General	CG	General Commercial
CM	Commercial Recreational and Marine	CM	Recreational and Marine Commercial
CN	Commercial Neighborhood	CN	Neighborhood Commercial
CV	Commercial Visitor-Serving	CV	Visitor Serving Commercial
Mixed -Use Zoning Districts			
MU-V	Mixed Use Vertical	MU-V	Mixed Use Vertical
MU-MM MU-DW MU-CV/15 th Street	Mixed Use	MU-H	Mixed Use
MU-W1 MU-W2	Mixed Use Water	MU-W	Mixed Use Water Related
Industrial Zoning Districts			
IG	Industrial	IG	Industrial
Special Purpose Zoning Districts			
OS	Open Space	OS	Open Space
PC	Planned Community	All designations	
PF	Public Facilities	PF	Public Facilities
PI	Private Institutions	PI	Private Institutions
PR	Parks and Recreation	PR	Parks and Recreation
Overlay Zoning Districts			
MHP	Mobile Home Park	RM	Multiple-Unit Residential
PM	Parking Management	All designations	
B	Bluff	All designations	

20.14.030 – Zoning District Symbols

In addition to the zoning district designations established under Section 20.14.020 (Zoning Districts Established) and the related development standards established in Part 2 (Zoning Districts, Allowable Land Uses, and Zoning District Standards) symbols are established on the Zoning Map for the purpose of designating floor area ratio limits for nonresidential uses and density limits or the actual number of allowed units for residential uses. When these symbols

are placed on the Zoning Map, the floor area ratios, dwelling unit limits or residential densities (minimums and maximums) as indicated shall apply. In addition, individual locations/sites/lots are identified on the Zoning Map by a number symbol where specific development limits and restrictions apply. These development limits/restrictions shall apply in addition to those provided in Part 2 (Zoning Districts, Allowable Land Uses, and Zoning District Standards). The symbols and limits shall be shown in the following manner:

A. Nonresidential districts. A number following the district symbol shall designate the maximum floor area ratio allowed for the nonresidential area designated.

Example: CG 0.5

B. Residential districts.

1. A number following the district symbol designates the minimum site area required per dwelling unit if the requirement differs from the district standard minimum.

Example: RM (2178)

2. Two numbers following the district symbol indicates that both the minimum and maximum number of dwelling units is regulated. The first number designates the site area used to calculate the minimum number of units required. The second number designates the site area to be used to calculate the maximum number of dwelling units allowed.

Example: RM (3100/2420)

3. A number followed by the DU symbol indicates the maximum number of dwelling units allowed for the area designated. Where two numbers are shown, the first represents the maximum number of units allowed, the second represents the minimum number of units required.

Examples: RM 50 DU
RM 388/300 DU

C. Mixed use districts. Allowed residential densities and floor area ratios for nonresidential structures in mixed use districts are not indicated on the Zoning Map, but are provided in the development standards tables for mixed use districts in Part 2 (Zoning Districts, Allowable Land Uses, and Zoning District Standards).

D. Anomaly locations. Anomaly locations shall be designated on the Zoning Map with a reference number that coincides with an Anomaly Table included on the Zoning Map.

E. Planned Communities (PC). Each PC District shall be shown on the Zoning Map with a "PC" designator along with a sequential reference number.

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