
Chapter 21.14 – Coastal Maps

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21.14.010 – Coastal Zoning Map Adopted by Reference

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

21.14.020 – Coastal Zoning Districts Established

The City of Newport Beach shall be divided into coastal zoning districts that implement the Coastal Land Use Plan. The coastal zoning districts shown in Table 21.14-1 are hereby established, and shall be shown on the Coastal Zoning Map.

**TABLE 21.14-1
COASTAL ZONING DISTRICTS**

Coastal Zoning Map Symbol	Coastal Zoning Districts	Coastal Land Use Plan Designations Implemented by Zoning Districts	
Residential Coastal Zoning Districts			
R-A R-1 R-1-6,000	Single-Unit Residential Detached	RS-D	Single-Unit Residential Detached Single-Unit Residential Attached
R-BI R-2 R-2-6,000	Two-Unit Residential	RT	Two-Unit Residential
RM RM-6,000	Multi-Unit Residential	RM	Multiple-Unit Residential
Commercial Coastal Zoning Districts			
OG	Office—General Commercial	CO-G	General Commercial Office

Coastal Zoning Map Symbol	Coastal Zoning Districts	Coastal Land Use Plan Designations Implemented by Zoning Districts	
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 Coastal Zoning Districts			
MU-V	Mixed-Use Vertical	MU-V	Mixed-Use Vertical
MU-MM MU-CV/15th Street	Mixed-Use	MU-H	Mixed-Use
MU-W1 MU-W2	Mixed-Use Water	MU-W	Mixed-Use Water-Related
Special Purpose Coastal 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
TS	Tidelands and Submerged Lands	TS	Tidelands and Submerged Lands
Overlay Coastal Zoning Districts			
MHP	Mobile Home Park	RM	Multiple-Unit Residential
PM	Parking Management	All designations	
B	Bluff	All designations	
C	Canyon	RS, RM	Single-Unit Residential Multiple-Unit Residential
H	Height	RM	Multiple-Unit Residential

21.14.030 – Coastal Zoning District Symbols

In addition to the coastal zoning district designations established under Section 21.14.020 (Coastal Zoning Districts Established) and the related development standards established in Part 2 of this Implementation Plan (Coastal Zoning Districts, Allowable Land Uses, and Coastal Zoning District Standards), symbols are established on the Coastal 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 Coastal 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 Coastal

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 of this title (Coastal Zoning Districts, Allowable Land Uses, and Coastal 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 are 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 Coastal Zoning Map, but are provided in the development standards tables for mixed-use districts in Part 2 of this Implementation Plan (Coastal Zoning Districts, Allowable Land Uses, and Coastal Zoning District Standards).

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

21.14.045 – Permit and Appeal Jurisdiction Map

The boundaries of the Coastal Zone, permit jurisdiction areas, appeals areas, exclusion areas, deferred certification areas, and other coastal-related areas within the Coastal Zone in the City of Newport Beach shall be shown upon the map(s) entitled "Permit and Appeal Jurisdiction Map."

- A. **Coastal Zone.** The Coastal Zone boundary shall be as established by the Coastal Act, including any adjustments to the boundary made by the Coastal Commission pursuant to California Public Resources Code Section 30103(b).
- B. **Coastal Commission Permit Jurisdiction.** The boundaries of tidelands, submerged lands, and public trust lands described in Section 30519 (b) of the Public Resources Code where the Coastal Commission retains permit jurisdiction.
- C. **Appeal Area.** The boundary of the area where actions by the City on coastal development permit applications may be appealed to the Coastal Commission shall be established pursuant to California Public Resources Code Section 30603, including any adjustments to the boundary made by the Coastal Commission pursuant to California Public Resources Code Section 30603.1.
- D. **Exclusion Areas.** The boundaries of the areas where a category of development, or a category of development within a specifically defined geographic area, is excluded from the coastal development permit requirements pursuant to Public Resources Code Section 30610 shall be established by the terms and conditions applied to each categorical exclusion order by the Coastal Commission.
- E. **Deferred Certification Areas.** The boundaries of deferred certification areas shall be established by the Coastal Land Use Plan.
- F. **Public Trust Lands Delegated to the City.** The boundaries tidelands, submerged lands, and public trust lands where permit authority has been be delegated to the City pursuant to Coastal Act Section 30613.