

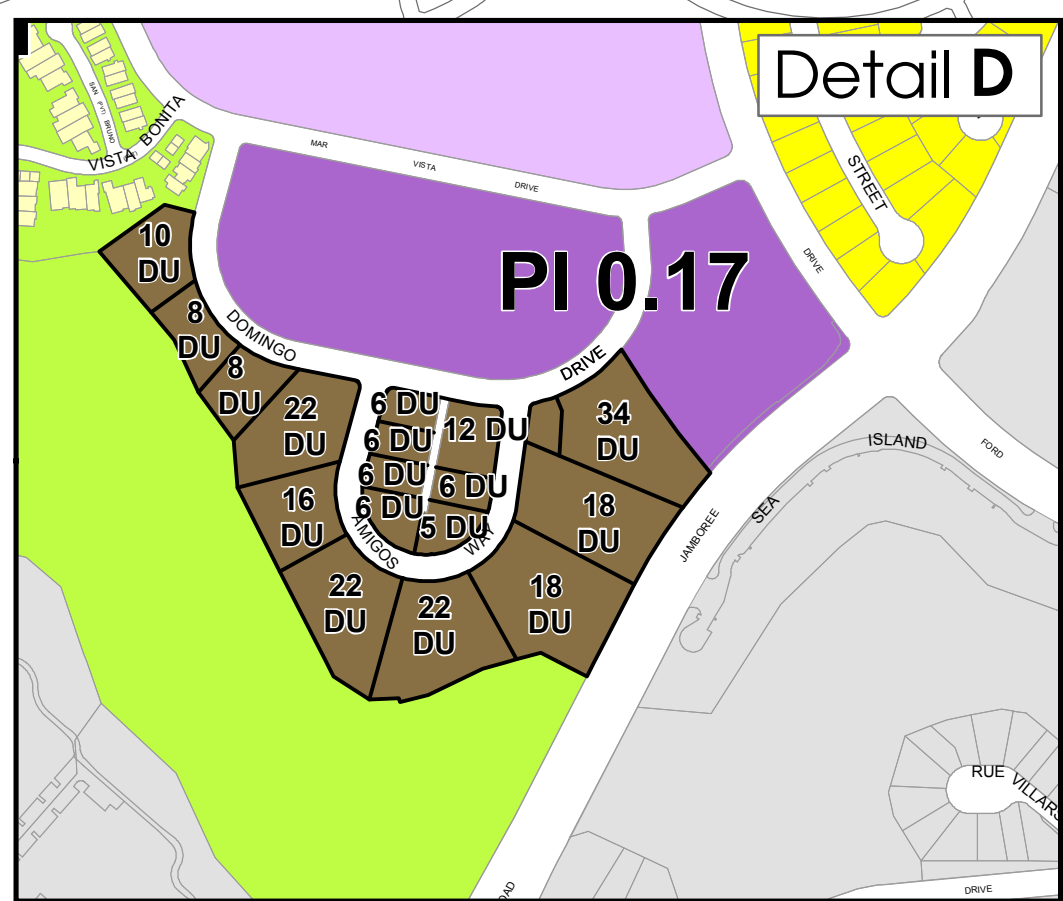
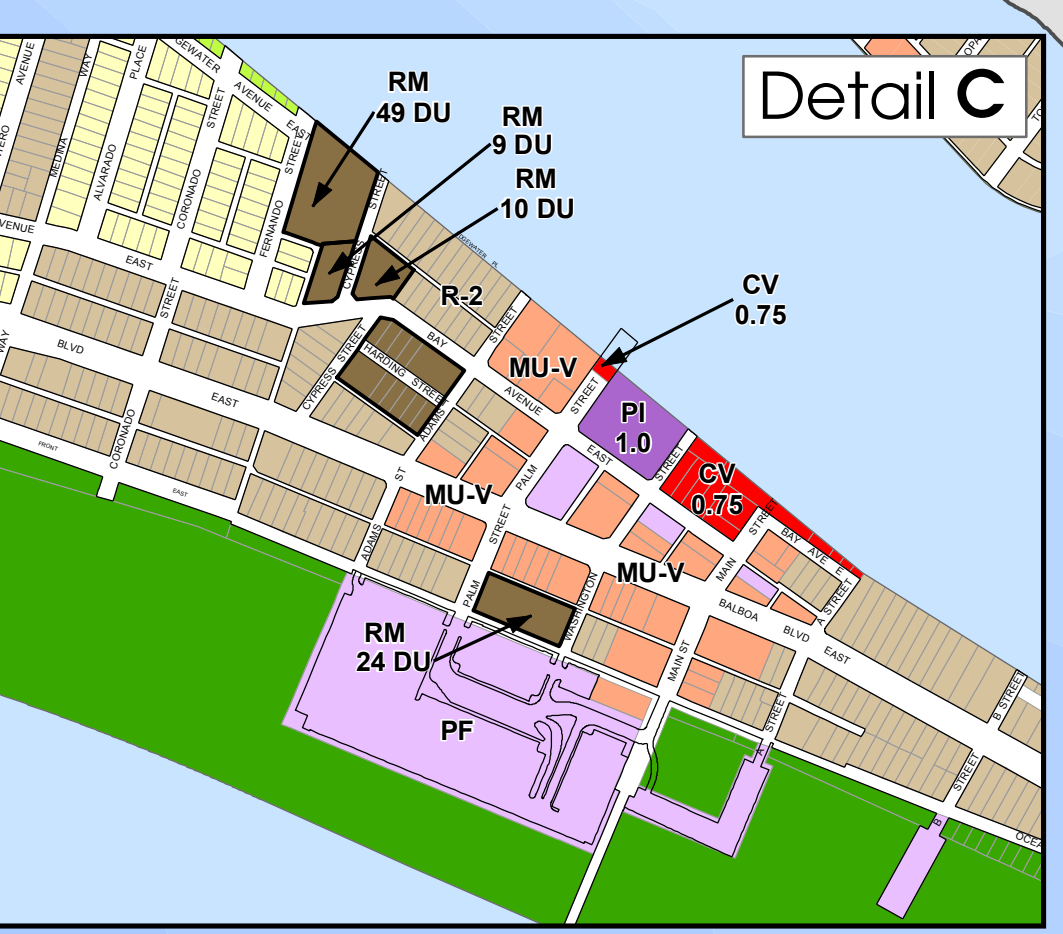
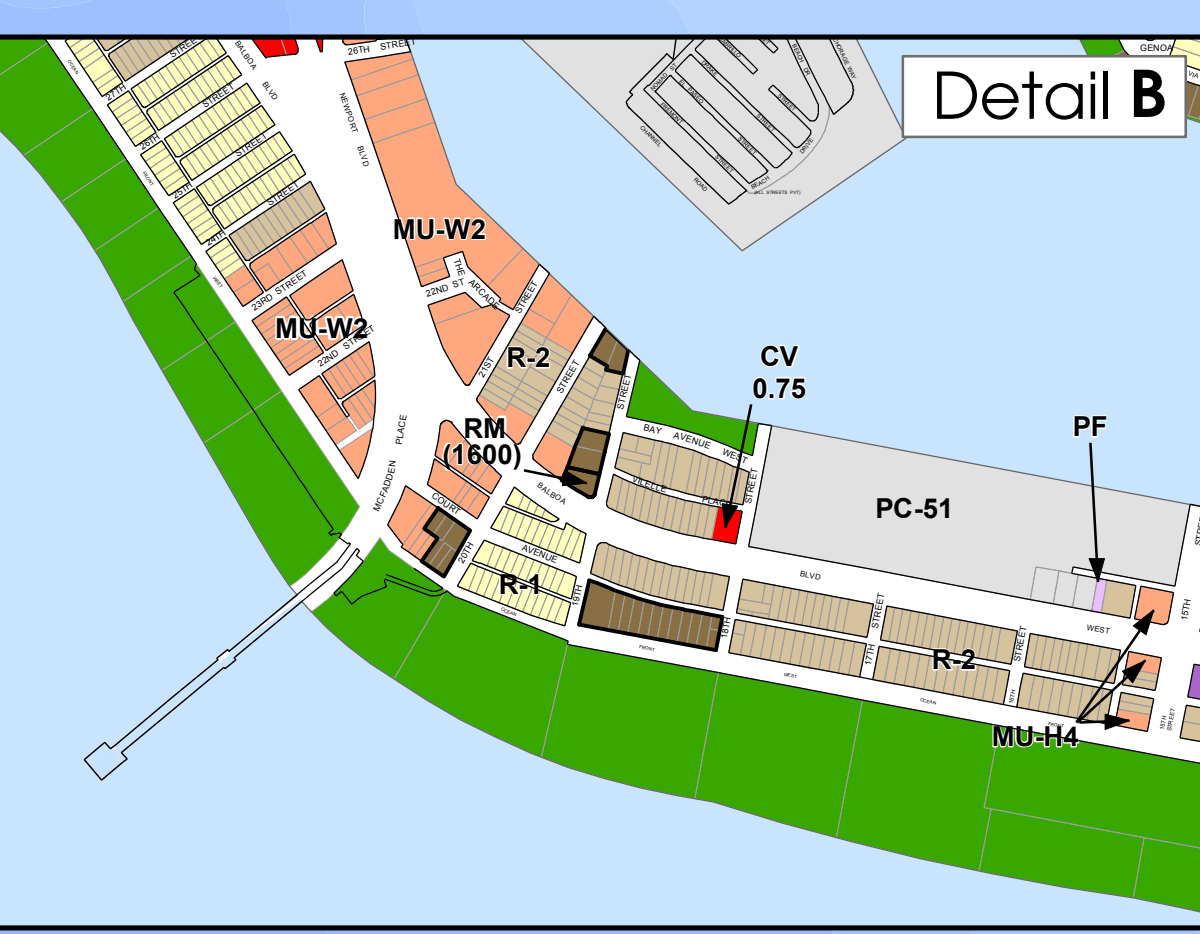
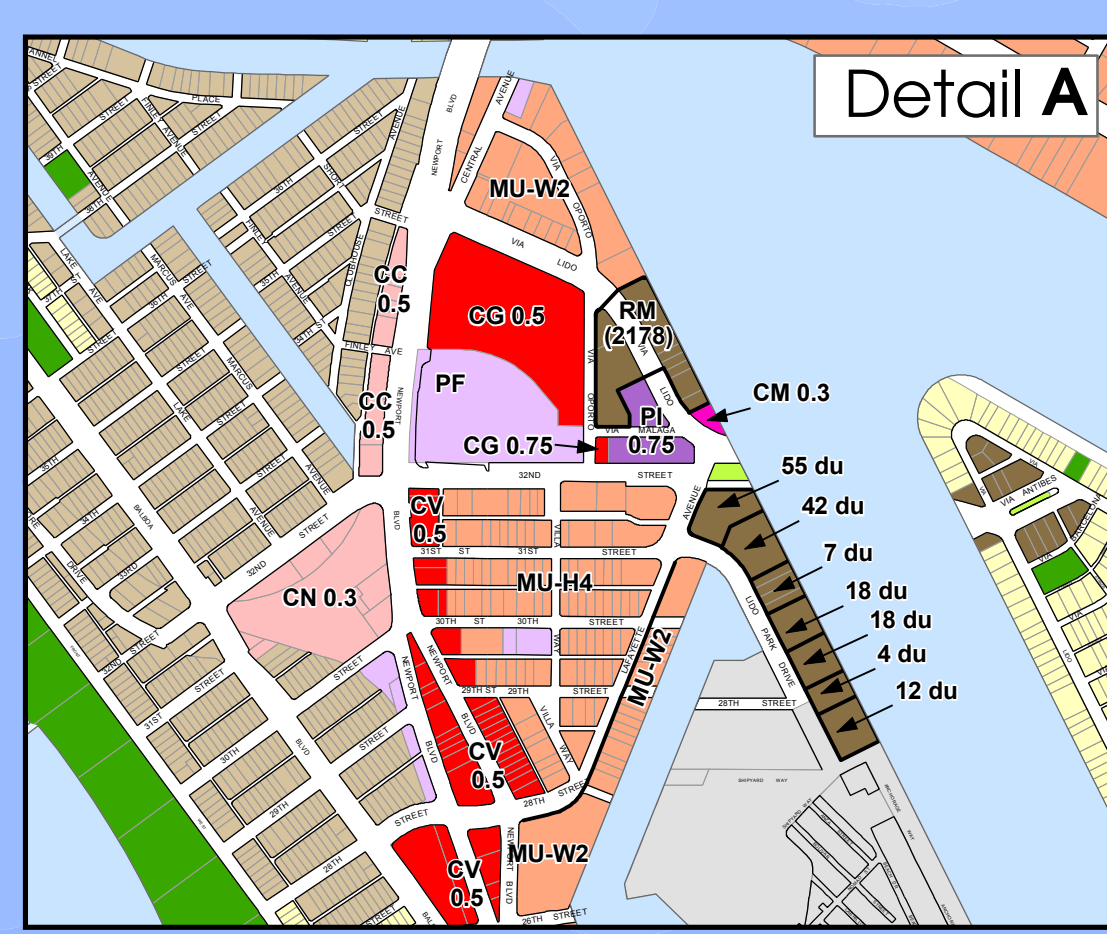
DRAFT

Zoning Map

City of Newport Beach

- City Boundary
- Coastal Zone Boundary
- Residential Zoning Districts**
- Single-Unit Residential**
 - R-A
 - R-1
 - R-1-6000
 - MU-H4
 - R-1-7200
 - R-1-10000
- Two-Unit Residential**
 - R-2
 - R-2-6000
- Multi-Unit Residential**
 - RM
 - RM-4000
- Commercial Zoning Districts**
- Commercial**
 - CN - Commercial Neighborhood
 - CC - Commercial Corridor
 - CG - Commercial General
 - CV - Commercial Visitor-Serving
 - CM - Commercial Recreational and Marine
- Commercial Office**
 - OM - Office - Medical
 - OG - Office - General Commercial
 - OA - Office - Airport
 - OR - Office - Regional Commercial
- Special Purpose Zoning Districts**
 - OS - Open Space
 - PR - Parks and Recreation
 - PF - Public Facilities
 - PI - Private Institutions
 - PC - Planned Community
- Industrial Zoning Districts**
 - IG - Industrial

- Mixed-Use Zoning Districts**
- Mixed-Use Vertical**
 - MU-V
- Mixed-Use Horizontal**
 - MU-H1-MM - (Mariner's Mile)
 - MU-H1-DW - (Dover / Westcliff)
 - MU-H4
- Mixed Use Water Related**
 - MU-W1
 - MU-W2
- Overlay Zoning Districts**
- Specific Plans**
 - SP-7 - Santa Ana Heights
- Other Overlay Districts**
 - PM - Parking Management
 - MHP - Mobile Home Park
- Other Zoning District Symbols**
- Residential Districts**
 - 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)
 - 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 0100 / 2420
 - 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 number represents the maximum number of units allowed, the second number represents the minimum number of units required. Example: RM 50 DU or RM 388 / 300 DU
- Nonresidential Districts** A number following the district symbol designates the maximum floor area ratio allowed for the nonresidential area designated. Example: CG 0.5 or PI 0.5
- Anomaly Locations** - Anomaly locations designates the Zoning Map with a reference number that coincides with an Anomaly Table included on the Zoning Map. Example: (A)
- Planned Communities (PC)** - Each PC District shown on the Zoning Map with a "PC" designator along with a sequential reference number. Example: PC-27



PC Number	Planned Community Name
PC-1 MHP	Boyside Village Mobile Home Park with Mobile Home Park Overlay - UP 463
PC-2	Newport Harbor Lutheran Church
PC-3	Harbor View Hills
PC-4	Oakwood Apartments - UP 1370, UP 1405
PC-5	North Ford
PC-6	Lido Peninsula - UP 1390, UP 1638
PC-7	Park Newport - UP 1412, UP 1567
PC-8	Big Canyon
PC-9	Boyside Village Boat Launch and Storage - UP 1481, UP 1667, UP 1943
PC-10	Vasillies on the Bluff
PC-11	Newport Plaza
PC-12	Promontory Point - UP 1494
PC-13	Loma Vista
PC-14	Newport Crest - UP 1565
PC-15	Koal Center
PC-16	Newport Terrace - UP 1621
PC-17	Corporate Plaza
PC-18	Boadmoor & Pacific View
PC-19	San Joaquin Plaza
PC-20	Loma Vista
PC-21	Sea Island Apartments
PC-22	Westcliff Grove
PC-23	Block 800 Newport Center
PC-24	Aerobatics Ford
PC-25	Banning Newport Ranch
PC-26	Coltrane West (NOT USED)
PC-27	Newport Village
PC-28	Block 400 Newport Center
PC-29	Corona del Mar Homes
PC-30	Villa Point Apartments
PC-31	Jasmine Park
PC-32	Boyside
PC-33	Corona del Mar Senior's Project
PC-34	Point Del Mar
PC-35	Fashion Island (NOT USED)
PC-36	Emerald Village - UP 3342
PC-37	Costaways Marina
PC-38	Hoag Hospital
PC-39	Boyside Landing
PC-40	Corporate Plaza West
PC-41	Newporter North
PC-42	San Diego Creek North
PC-43	Upper Calistrado
PC-44	Upper Newport Bay Regional Park
PC-45	Barbosa Bay Club
PC-46	Block 500 Newport Center
PC-47	Newport Country Club
PC-48	Newport Dunes
PC-49	Newport Tennis Club
PC-50	Bonita Canyon
PC-51	Marina Park
PC-52	Newport Coast
PC-53	Newport Ridge
PC-54	Santa Barbara Residential
PC-55	Boyside Residential
PC-56	North Newport Center

Anomaly Number	Development Limit (Sq. Ft.)	Development Limit (Other)	Additional Information
33	163,680		Administrative Office & Support Facilities: 30,000 sq. ft.; Community Museum and Garden Crypts: 121,680 sq. ft.; Family Mausoleum: 12,000 sq. ft.
35	199,065		
36	227,797		
37	131,201	2,050 Theater Seats (Not included in total square footage)	
41	327,671		
43		611 Hotel Rooms	
51		20,000	
52		479 Hotel Rooms	
55	119,440		
63	44,000		
64	74,000		
66	138,500		
67	20,000		
69	75,000		
70			Parking Structure for Bay Island (No Residential Units)
71	11,630		
72	8,000		
73	350,000		

