

SUBCHAPTER 153.030 – ESTABLISHMENT OF ZONES



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§ 153.030.010 – Zones Established

The city is divided into the zones, as shown in the chart below, for the purposes of classifying, regulating, restricting and separating the use of land, buildings and structures; regulating and limiting the type, height and bulk of buildings and structures; and regulating areas of yards and other open areas abutting and between buildings and structures.

Zone Designation	Zone Symbol	Corresponding General Plan Land Use Designation
Low-Density Single-Family Residential	R-1-7,500	Single-Family Residential
Single-Family Residential	R-1	Single-Family Residential
Garden Multi-Family Residential	R-G	Garden Multi-Family Residential
Multi-Family Residential	R-3	Multi-Family Residential
Neighborhood Commercial	C-1	Neighborhood Commercial
General Commercial	C-2	General Commercial
Freeway Commercial	F-C	General Commercial
Industrial Commercial	I-C	Commercial/Industrial
Industrial	I	General Industrial
Mixed Use 1	MU-1	Mixed Use
Mixed Use 2	MU-2	Mixed Use
Open Space	OS	Parks
Specific Plan	SP - #	All
Downtown Overlay	(DO)	All
Sierra Vista Overlay	(SV)	General Commercial
Historic Overlay	(H)	All
Planned Development Overlay	(PD)	All

§ 153.030.020 – Official Zoning Map

The Zoning Map known as the “Official Zoning Map of the City of Baldwin Park” dated April 11, 2012, as subsequently amended, and on file with the City Clerk, is adopted herein by

reference and shall hereafter exist pursuant to and as an integral part of this chapter. The Zoning Map shall be maintained to reflect the current zoning of the city.

§ 153.030.030 – Determination of Boundaries

Where uncertainty exists as to the exact zone boundaries, the following rules shall apply:

- A. **Rights-of-way included in zone.** A street, alley, railroad right-of-way, watercourse channel or other right-of-way included on the Zoning Maps, unless otherwise indicated, shall be included within the zone of the adjoining property on either side thereof..
- B. **Rights-of-way centerline as boundary.** Where a street, alley, railroad right-of-way, watercourse channel or other right-of-way serve as a boundary between two or more zones, the centerline of that right-of-way shall be considered the boundary between zones.
- C. **Lines and limits boundaries.** When the zone boundaries approximately follow lots lines, section lines or city limits, these lines shall be considered the boundaries.
- D. **Boundary interpretation authority.** Where the boundary splits a lot or parcel, or uncertainty exists, the exact boundary shall be determined by written decision of the Zoning Administrator.
- E. **Right-of-way vacation.** When the street, alley or right-of-way that serves as a zone boundary is vacated, the new zone boundary shall be at the new property line. Where the vacation does not result in a new property line, the zone boundary shall be determined by written decision of the Zoning Administrator.
- F. **Annexations.** Areas annexed to the city shall come into the city as their existing zone designation. If there is no prior designation, the Zoning Administrator shall determine the nearest comparable zone for the area. The Zoning Map shall then be amended to show the new city limits and zone.