

2.010 Purpose.

This Chapter establishes the zones applied to property within the City and adopts the City's Zoning Map.

2.020 Zoning Map and Zones.

The Council hereby adopts the City of Petaluma Zoning Map (hereafter referred to as the "Zoning Map"), which is on file with the Department. The Zoning Map is hereby incorporated into this Zoning Ordinance by reference as though it were fully included here.

A. *Zones established.* The City of Petaluma shall be divided into zones that implement the Petaluma General Plan. The zones shown in Table 2-1 (Zones) are hereby established, and shall be shown on the Zoning Map as the map is adopted by the Council, or as amended by the Council from time-to-time.

B. *Interpretation of zone boundaries.* If there is uncertainty about the location of any zone boundary shown on the official Zoning Map, the location of the boundary shall be determined by the Director as follows.

1. Where a zone boundary approximately follows a lot line, alley, or street line, the lot line, street or alley centerline shall be construed as the zone boundary, as applicable;
2. If a zone boundary divides a parcel and the boundary line location is not specified by distances printed on the Zoning Map, the location of the boundary will be determined by using the scale appearing on the Zoning Map; and
3. Where a public street or alley is officially vacated or abandoned, the property that was formerly in the street or alley will be included within the zone of the adjoining property on either side of the vacated or abandoned street or alley.

Table 2-1 - Zones

Zone Symbol	Name of Zone	General Plan Designation Implemented by Zone
Natural, Rural, and Low Density Zones		
OSP	Open Space and Parks	Open Space and Parks
AG	Agriculture	Agriculture
RR	Rural Residential	Rural Residential
R1	Residential 1	Very Low Density Residential
Residential Zones		
R2	Residential 2	Low Density Residential
R3	Residential 3	Diverse Low Density Residential
R4	Residential 4	Medium Density Residential
R5	Residential 5	High Density Residential

Zone Symbol	Name of Zone	General Plan Designation Implemented by Zone
MH	Mobile Home	Mobile Home
Mixed Use Zones and Commercial Districts		
C1	Commercial 1	Neighborhood Commercial
C2	Commercial 2	Community Commercial
MU1A	Mixed Use 1A	Mixed Use
MU1B	Mixed Use 1B	Mixed Use
MU1C	Mixed Use 1C	Mixed Use
MU2	Mixed Use 2	Mixed Use
Business, Industrial and Other Special Districts		
BP	Business Park District	Business Park
I	Industrial District	Industrial
CF	Civic Facility District	Public/Semi-Public
Education		
PUD	Planned Unit District	
PCD	Planned Community District	
Overlay Zones		
-FP	Floodplain	Floodplain
-H	Historic	All
-T	Theater District	
<u>-DHEO</u>	<u>Downtown Housing and Economic Opportunity Overlay</u>	<u>Mixed Use</u>