



CITY OF VISTA

Development Services Center Zoning Summary

The following is a generalized list of land uses and regulations' relating to the City's various zoning districts. Those persons desiring more definitive information should review the City's Zoning Ordinance or consult with the Planning Staff at the Development Services Center.

"O" Open Space Zone: Permits some agricultural uses, public or private stables, public parks or golf courses, public utility transmission facilities, agricultural structures and buildings, but excludes residential uses. Minimum land area for agricultural uses is five acres, otherwise no minimum.

"A-1" Agricultural Zone: Permits agricultural uses, private stables, one detached single-family dwelling per lot and limited crop processing. Similar but more intense uses may be permitted subject to a Use Permit. Minimum lot area is one acre. Setbacks as measured from the property lines: front=60 feet from street centerline; sides=15 feet; and rear=25 feet.

"E-1" Estates Zone: Permits one detached single-family dwelling per lot, agricultural crops, limited small animals, one horse for each one-half acre, and related accessory uses. Similar but more intense land uses including public facilities and churches may be permitted subject to a Use Permit. Minimum lot area is one-half acre. Setbacks as measured from the property lines: front=50 feet from the street centerline; sides=10 feet; and rear=20 feet.

"R-1" Residence Zones: Permits one detached single-family dwelling per lot, agricultural crops, one horse on each lot containing not less than one acre, and related accessory uses. Similar but more intense uses including public facilities and churches may be permitted subject to a Use Permit. Minimum lot area: (a) R-1, 10,000 square feet; and (b) R-1-B, 6,000 square feet. Setbacks as measured from the property lines: (a) R-1, front=50 feet from the street centerline; sides=10 feet; and rear=10 feet; and (b) R-1-B, front=50 feet from the street centerline; sides=5 feet; and rear=10 feet.

"R-M" Multi-Family Residence Zones: Permits same uses as R-1 zones, and also allows two-family and multiple-family dwellings and related accessory uses. Similar but more intense uses including public facilities, churches and public assembly uses may be permitted subject to a Use Permit. Minimum lot area is 9,000 square feet for R-M (14) or less and 6,000 square feet for R-M (15) or greater. Density in a R-M zoning district is established by the suffix designator; e.g., R-M (10) indicates 10 dwelling units for each acre of land and R-M (15) indicates 15 dwelling units for each acre of land, etc. Setbacks as measured from the property lines: front=50 feet from the street centerline; sides=15 feet; and rear=15 feet, except when side or rear yard abuts existing, developed single-family zones in which case the setback is 20 feet. Building separation is 10 feet for single story buildings and 15 feet for two-story buildings located on the same lot.

"O-P" Office Professional Zone: Permits business and professional offices, business services and related accessory uses. Similar but more intense uses and public assembly uses may be permitted subject to a Use Permit. Minimum lot area is 7,500 square feet. Setbacks as measured from the property lines: front=50 feet from the street centerline; sides=10 feet on one side and 0 feet on the other (or if adjacent to residential the same side setback as required by the residential zone); and rear=10 feet. Landscaping and off-street parking (generally at a ratio of one parking space for each 250 square feet of gross floor area, but may vary depending upon the specific type of office use) are required.

"C-1" Neighborhood Commercial Zone: Permits neighborhood commercial uses and activities, business and professional offices, convenience goods and services and related accessory uses. Similar but more intense uses including drive-in/through facilities, public facilities, public assembly and residential caretaker facilities may be permitted subject to a Use Permit. No minimum lot area is specified. Setbacks as measured from the property lines: front=3½ feet (wider front setbacks are required on most major streets); sides and rear=3½ feet when abutting a street or 5 feet when adjoining residentially zoned property with no open side closer than 40 feet from the common property

line. Landscaping and off-street parking (ratio of parking spaces to gross floor area depending upon specific use) are required.

“C-2” General Commercial Zone: Permits same uses as C-1 Zone plus a full range of consumer goods and services, limited wholesaling and warehousing and related accessory uses. Similar but more intense uses including drive-in/through facilities, public facilities, public assembly and residential caretaker facilities may be permitted subject to a Use Permit. No minimum lot area is specified. Setbacks as measured from the property lines: front=3½ feet (wider front setbacks are required on most major streets); sides and rear=3½ feet when abutting a street or 5 feet when adjoining residentially zoned property with no open side closer than 40 feet from the common property line, otherwise 0 feet. Landscaping and off-street parking (ratio of parking spaces to gross floor area depending upon specific use) are required.

“C-3” Service Commercial Zone: Permits same uses as C-1 and C-2 Zones, as well as, light manufacturing, most wholesaling and warehousing, most heavy consumer service activities and related accessory uses. Similar but more intense uses including drive-in/through facilities, public facilities, public assembly and residential caretaker facilities may be permitted subject to a Use Permit. No minimum lot area is specified. Setbacks as measured from the property lines: front=3½ feet; sides and rear=3½ feet when abutting a street or 5 feet when adjoining residentially zoned property with no open side closer than 40 feet from the common property line, otherwise 0 feet. Landscaping and off-street parking (ratio of parking spaces to gross floor area depending upon specific use) are required.

“I-P” Industrial Park Zone: Permits most industrial, scientific and research activities, related administrative functions and accessory uses and related secondary activities. Similar but more intense uses including drive-in/through facilities, public facilities, public assembly and residential caretaker facilities may be permitted subject to a Use Permit. Minimum lot area is one-half acre with a minimum street frontage of 150 feet. Setbacks as measured from the property lines; front=20 feet; sides=0 feet, except when adjoining residentially zoned property, then 20 feet; rear=15 feet when abutting a street and 30 feet when adjoining residentially zoned property (may vary subject to specified conditions), otherwise 0 feet. Landscaping and off-street parking (ratio of parking spaces to gross floor area depending upon specific use) are required.

“M-1” Light Manufacturing Zone: Permits same uses as C-1, C-2 and C-3 Zones, as well as, light manufacturing and related accessory uses. Similar but more intense uses including airfields, asphalt plants, mineral extraction and others may be permitted subject to a Use Permit. No minimum lot is specified. Setbacks as measured from the property lines; front=50 feet from street centerline; side=10 feet on side street, 5 feet when adjoining residentially zoned property, otherwise 0 feet; rear=15 feet. Landscaping and off-street parking (ratio of parking spaces to gross floor area depending upon specific use) are required.

“O-R” Open Space Residential Overlay Zone: A supplemental zone that may be applied only in conjunction with the “O” Zone. In addition to the “O” Zone uses, permits one detached single family dwelling per lot and related accessory uses. Certain specified uses are permitted subject to a Use Permit. Minimum lot area is 2½ acres. Setbacks as measured from the property lines are 50 feet in all cases.

“SP” Scenic Preservation District Overlay Zone: A supplemental zone that may be applied to any basic zoning classification. Allows all uses permitted by the underlying zone(s) subject to review by the Director of Planning (and in some cases, review by the Planning Commission). Intended to ensure compatibility with significant community features and provide for the protection of natural resources. No specified development standards other than those established by the underlying zoning regulations, except the Director of Planning (or Planning Commission) may impose specified conditions as deemed reasonably necessary.

“O”) Qualified Development Overlay Zone: A supplemental zone that may be applied to property having some unique characteristics. Permits all uses permitted by the affected underlying zone(s) subject to the Site Development Plan review and approval by the Planning Commission. No specified development standards other than those established by the underlying zoning regulations, except the Director of Planning and/or the Planning Commission may impose additional requirements as deemed reasonably necessary.