

SECTION 811

ZONE MAP

- A. As provided in Section 800 of this Division, the Zone Map and Use District Maps existing as part of Ordinance 322, as amended, are hereby re-adopted by reference. Where, on such re-adopted Zone Map and Use District Maps, there appears the following districts, said districts are herein interpreted to mean the Districts specified in this Division as follows:

<u>District Designation on Existing Zone Map and Use District Maps, Part of Ordinance 322, as Amended:</u>		<u>Applicable Districts as Defined in the Text of this Division; Division VI to Part VII of the Ordinance Code of the County of Fresno:</u>	
R-A	Rural Residential	R-A	Single Family Residential Agricultural District
R-O	One Family Suburban	R-1-B	Single Family Residential District
R-OH	One Family Suburban	R-1-AH	Single Family Residential District
R-1	One Family	R-1	Single Family Residential District
R-2	Two Family)	R-2	Low Density Multiple Family Residential District
R-2-P	Two Family Precise Planned Zone)		
R-3	Multiple Family)	R-3	Medium Density Multiple Family Residential District
R-3-P	Multiple Family Precise Planned Zone)		
P-1	Automobile Parking District	P	Off-Street Parking District
C-1	Neighborhood Commercial)	C-1	Neighborhood Shopping Center District
C-1-P	Neighborhood Commercial Precise Planned Zone)		
C-2	General Commercial Zone	C-4	Central Trading District
C-2-P	General Commercial Precise Planned Zone	C-2	Community Shopping Center District
M-1	Light Industrial Zone)	M-1	Light Manufacturing District
M-1-P	Light Industrial Precise Planned Zone)		
M-2	Heavy Industrial Zone)	M-3	Heavy Manufacturing District
M-2-P	Heavy Industrial)		

Precise Planned Zone)

A-1	Agricultural Zone	A-1	Agricultural District
R-E	Recreational Zone	R-E	Recreational District

B. Any district not now shown on the re-adopted Zone Map and Use District Maps which district is included in the text of this Division and which at any future date is officially adopted by the Board of Supervisors shall, following such legal adoption, become a part of said Zone Map.

C. DISTRICT BOUNDARIES

1. Where indicated district boundaries are approximately street, alley or lot lines, said lines are determined to be the boundaries of the district. Otherwise, the boundaries shall be determined by the dimensions shown on the Zone Map. In the absence of a dimension, the boundary shall be determined by use of the scale shown on said map.
2. A street, alley, railroad or railway right-of-way, water course, drainage channel or body of water included on the Zone Map shall, unless otherwise indicated, be included with the zone of adjoining property on either side thereof; and where such street, alley, water course, drainage channel or body of water serves as a boundary between two (2) or more different zoning districts, the center line of such right-of-way, water course, channel or body of water shall be considered the boundary between zoning districts.
3. Shopping Center Districts (C-1, C-2, and C-3) divided by streets are deemed to be separated by such streets and shall constitute separate shopping center districts.

(Amended by Ord. 490.58 adopted 2-10-70)

4. In the event that a vacated street, alley, right-of-way, or easement was the boundary between two (2) districts, the new zoning district boundaries shall be at the new property line or at a line established at or within fifty (50) feet of the center line of the street, alley, right-of-way or easement that has been vacated.
5. Where uncertainties exist, the Commission shall, by written decision, determine the location of the district boundary.

D. OFFICIAL ZONE MAP ON FILE

The Zone Map shall be kept on file with the County Clerk in the manner provided for in Section 800 of this Division.

E. AMENDMENTS TO THE ZONE MAP

All amendments and changes shall be filed with the Resources and Development Department within forty-eight (48) hours after such amendments or changes have been adopted. Upon the filing of the data with the Department, a new amended Zone Map shall be prepared showing the change or amendment enacted.

(Amended by Ord. T-252 adopted 12-9-80)

Said Zone Map shall then be filed with the County Clerk within ten (10) days after adoption for recordation.

F. REVISION OF THE ZONE MAP

The Board may from time to time order the revision of the Zone Map by the Resources and Development Department so as to include all changes to date and to replace the original or amended Zone Map which is part of this Division. No changes shall be made upon such revised map that have not been made through regular zone change procedure (See Section 878).

(Amended by T-252 adopted 12-9-80)