

Zoning and General Plan Land Use Map Service - Explanation of Terms

City of Fullerton, Community Development Department
 303 W. Commonwealth Ave., Fullerton CA 92832 (714)738-6540
www.ci.fullerton.ca.us

Aspens at Turnleaf Specific Plan	This parcel is part of the Aspens at Turnleaf Specific Plan. A Specific Plan District zone is a larger area of land where physical development standards and regulations for land uses may be unique. Please consult a planner for further assistance.
Attached unit	Indicates that this is an attached unit (units share one or more common walls)
Cedars at Turnleaf Specific Plan	This parcel is part of the Cedars at Turnleaf Specific Plan. A Specific Plan District zone is a larger area of land where physical development standards and regulations for land uses may be unique. Please consult a planner for further assistance.
Cottage building/lot type within AHSPD	This lot is designated as a Cottage Lot type within the Amerige Heights Specific Plan. Please refer to the Residential District section of the Amerige Heights Specific Plan for more information or consult with a planner.
Easement for Habitat Purposes on parcel	This parcel contains an easement area intended to protect gnatcatchers and their habitat. Please consult a planner to obtain a map of the easement area and learn about restricted and permitted activities.
Front yard is on Linwood Place (Director Determination)	For these parcels, the Linwood Place right-of-way is considered a public street, per FMC 15.04. Setbacks from a public street would apply to this frontage. (Determination by Director John Godlewski, April 18, 2010.)
Fuel Modification Zone on parcel	This parcel contains a 20-foot wide area intended to mitigate fire danger to surrounding sensitive habitat. Please consult a planner for more information about the special conditions on this parcel.
Fullerton Transit Village Specific Plan (SOCO Walk)	This parcel is part of the Fullerton Transit Village Specific Plan. A Specific Plan District zone is a larger area of land where physical development standards and regulations for land uses may be unique. Please consult a planner for further assistance.
Garden building/lot type within AHSPD	This lot is designated as a Garden Lot type within the Amerige Heights Specific Plan. Please refer to the Residential District section of the Amerige Heights Specific Plan for Garden Lot requirements or consult with a planner.
GC - Golf Course	This is a special overlay classification for parcels within a Golf Course.
General Plan Land Use may not follow parcel boundary	This Assessor's Parcel may be split by General Plan Land Use classifications. This may mean development standards are different for portions of the property. Please consult a planner for further information.

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Green Court bldg/lot type within AHSPD	This parcel is designated as a Green Court Lot type within the Amerige Heights Specific Plan. Please refer to the Residential District section of the Amerige Heights Specific Plan for Green Court Lot requirements or consult with a planner.
HA - Hillside Area	This is a special overlay classification for parcels within hillside areas, considered excessively steep for structural development.
Hawks Pointe Specific Plan	This parcel is part of the Hawks Pointe Specific Plan. A Specific Plan District zone is a larger area of land where physical development standards and regulations for land uses may be unique. Please consult a planner for further assistance.
Imperial Parkhurst Specific Plan	This parcel is part of the Imperial Parkhurst Specific Plan. A Specific Plan District zone is a larger area of land where physical development standards and regulations for land uses may be unique. Please consult a planner for further assistance.
Jefferson Commons Specific Plan	This parcel is part of the Jefferson Commons Specific Plan. A Specific Plan District zone is a larger area of land where physical development standards and regulations for land uses may be unique. Please consult a planner for further assistance.
Non-Combustible Zone on parcel	This parcel contains a 20-foot wide area with special standards for construction materials. Please consult a planner for more information.
Not a through lot (Director Determination)	The right-of-way abutting the rear property line of these lots is not considered a public street, per FMC 15.04. The rear right-of-way (Linwood Place) is an alley and as such, setbacks from an alley would apply. (Determination by Director John Godlewski, April 18, 2010.)
Office use allowed in C-M zone	These certain lots contain office buildings which were constructed prior to changes in the zoning code requiring a Conditional Use Permit (CUP) for office-only uses in the Commercial Manufacturing (C-M) zone. In 1983, the Director of Development Services made a determination that office-only uses would be allowed in these certain buildings, even though they are in the C-M zone, since they were constructed for that purpose. (Memorandum, July 14, 1983, Paul Dudley).
Pacific Medical Buildings	This parcel is part of the Pacific Medical Buildings Specific Plan. A Specific Plan District zone is a larger area of land where physical development standards and regulations for land uses may be unique. Please consult a planner for further assistance.
Part of a Home Owners Association	This parcel is part of a development that has a Home Owners Association. The Home Owners Association for this area must provide signed approvals for most improvements which require a permit. Please consult a planner for further information.

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Potential Landmark District	This parcel is within an area of historical interest where architecture and building character should be preserved. Please consult a planner for further information.
PP - Public Park	This is a special overlay classification for parcels within a Public Park
PR - Private Open Space	This is a special overlay classification for parcels counted as Private Open Space
PRD development type: Attached Cluster	This parcel is part of an Attached Cluster development. Development standards (setbacks, heights, uses, etc.) in the PRD zone are based upon the development's original concept plan. Please see Chapter 15.20 of the Fullerton Municipal Code for PRD requirements or consult a planner for more information.
PRD development type: Detached Cluster	This parcel is part of a Detached Cluster Development. Development standards (setbacks, heights, uses, etc.) in the PRD zone are based upon the development's original concept plan. Please see Chapter 15.20 of the Fullerton Municipal Code for PRD requirements or consult a planner for more information.
PRD development type: Single Family Greenbelt	This parcel is part of a Single Family Greenbelt Development. Development standards (setbacks, heights, uses, etc.) in the PRD zone are based upon the development's original concept plan. Please see Chapter 15.20 of the Fullerton Municipal Code for PRD requirements or consult a planner for more information.
Preservation since 1996	This parcel was adopted into the Preservation Overlay Zone in 1996. This type of zone allows new development and additions to existing housing, but construction must be in keeping with the traditional character of the area. Refer to Section 15.17.050 and 15.17.060 of the Fullerton Municipal Code and the Design Guidelines for Residential Preservation Zones. We recommend you also speak with a planner.
Preservation since 1997	This parcel was adopted into the Preservation Overlay Zone in 1997. This type of zone allows new development and additions to existing housing, but construction must be in keeping with the traditional character of the area. Refer to Section 15.17.050 and 15.17.060 of the Fullerton Municipal Code and the Design Guidelines for Residential Preservation Zones. We recommend you also speak with a planner.
Preservation since 2004	This parcel was adopted into the Preservation Overlay Zone in 2004. This type of zone allows new development and additions to existing housing, but construction must be in keeping with the traditional character of the area. Refer to Section 15.17.050 and 15.17.060 of the Fullerton Municipal Code and the Design Guidelines for Residential Preservation Zones. We recommend you also speak with a planner.

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<p>Preservation since 2007</p>	<p>This parcel was adopted into the Preservation Overlay Zone in 2007. This type of zone allows new development and additions to existing housing, but construction must be in keeping with the traditional character of the area. Refer to Section 15.17.050 and 15.17.060 of the Fullerton Municipal Code and the Design Guidelines for Residential Preservation Zones. We recommend you also speak with a planner.</p>
<p>Public Parking District 1</p>	<p>The parcel is within a Public Parking District. Exceptions from on-site parking requirements may apply for some business types. Refer to Section 15.30.060.H of the Fullerton Municipal Code or consult a planner for further information.</p>
<p>Public Parking District 2</p>	<p>The parcel is within a Public Parking District. Exceptions from on-site parking requirements may apply for some business types. Refer to Section 15.30.060.H of the Fullerton Municipal Code or consult a planner for further information.</p>
<p>RS-PC (Rural Street Zone, Pico Carhart)</p>	<p>Special design standards are in effect for this parcel which is part of the Pico Carhart Rural Street Overlay Zone. The design standards are available on our website or consult a planner for more information.</p>
<p>See Planning Policy #9</p>	<p>This lot abuts a public park area. Please contact a planner for information about special setback requirements for structures on this property.</p>
<p>St. Jude Hospital Specific Plan</p>	<p>This parcel is part of the St. Jude Hospital Specific Plan. A Specific Plan District zone is a larger area of land where physical development standards and regulations for land uses may be unique. Please consult a planner for further assistance.</p>
<p>Sunrise Assisted Living Specific Plan</p>	<p>This parcel is part of the Sunrise Assisted Living Specific Plan. A Specific Plan District zone is a larger area of land where physical development standards and regulations for land uses may be unique. Please consult a planner for further assistance.</p>
<p>University Heights Specific Plan</p>	<p>This parcel is part of the University Heights Specific Plan. A Specific Plan District zone is a larger area of land where physical development standards and regulations for land uses may be unique. Please consult a planner for further assistance.</p>
<p>VAR-640 allows 15 (or 25) foot front setback</p>	<p>This parcel may be developed with a front yard setback below the minimum for the zone. A Variance (VAR-640) was adopted at the time the Tract was developed which specified this allowance.</p>
<p>Village building/lot type within AHSPD</p>	<p>This lot is designated as a Village Lot type within the Amerige Heights Specific Plan. Please refer to the Residential District section of the Amerige Heights Specific Plan for more information, or consult with a planner.</p>

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VP - View Park	This is a special overlay classification for View Park parcels.
WH - Wildlife Habitat	This is a special overlay classification for Wildlife Habitat.
Within the Airport Accident Potential Zone II (APZII)	These parcels are within 500-feet of the runway at Fullerton Municipal Airport. Please see the Fullerton General Plan, Community Health and Safety Element to find more information on Airport Operations and the special restrictions and conditions for these parcels.
Within Airport Runway Protection Zone (RPZ)	These parcels are within the 1000-foot Runway Protection Zone (RPZ) at either end of the runway at Fullerton Municipal Airport. Please see the Fullerton General Plan, Community Health and Safety Element to find more information on Airport Operations and special restrictions and conditions for these parcels.
Within Central Business District	This parcel is part of the Central Business District, a downtown area where special standards apply to development, signage and building character. Please consult a planner for more information.
Within Community Improvement District	This parcel is part of a Redevelopment Area. Certain projects or improvements must be reviewed by the Redevelopment Design Review Committee. Refer to Chapter 15.46 of the Fullerton Municipal Code or consult a planner for further information.
Within Restaurant Overlay District	This parcel is part of the Restaurant Overlay district. Special parking allowances and operational requirements may exist for restaurants in this district. Refer to Chapter 15.57 of the Fullerton Municipal Code or consult a planner for further information.
Zoning is undesignated	This parcel is not classified in any of the zones established in the Zoning Map. The parcel may be part of a public street, alley or railroad right-of-way. If it is undesignated and is not part of a street, alley or railroad right-of-way, the property shall be deemed to have an R-1-20 zone. Please consult a planner for further information.
Zoning Land Use may not follow parcel boundary	This Assessor's Parcel may be split by Zoning Land Use classifications. This may mean development standards are different for portions of the property. Please consult a planner for further information.