

ARTICLE 3

SEC. 21-3. ESTABLISHMENT OF DISTRICTS.

3.1 Declaration: This Zoning Ordinance establishes various districts within the unincorporated territory of said County within some, all or none of which it shall be lawful, and within some, all or none of which it shall be unlawful to erect, construct, alter, or maintain certain buildings or structures or to carry on certain trades or occupations, or to conduct certain uses of land or buildings; within which the height and bulk of buildings shall be limited; within which certain open spaces shall be required about buildings and consisting further, of additional appropriate regulations to be enforced in such district, as set forth herein.

3.2 Interpretation: In their interpretation and application, provisions of this part shall be held to be minimum requirements, except where they are expressly stated to be maximum requirements. It is not intended to impair, or interfere with any private restrictions placed upon property by covenant or deed; provided, however, that where this part imposes a greater restriction upon the use of buildings, structures, or premises, or upon the heights of buildings or requires larger yards, or coverage or other open spaces than are imposed or required by such private restrictions, the provisions of this part shall control.

3.3 Designation of districts: There are hereby established, and into which the County may be divided, the following base zoning districts and symbols used to represent the districts:

(a) Agricultural Districts

1. "APZ" Agricultural Preserve District
2. "A" Agricultural District

(b) Resource Districts

1. "TPZ" Timberland Preserve District
2. "RL" Rural Lands District
3. "O" Open Space District

(c) Residential Districts

1. "RR" Rural Residential District
2. "SR" Suburban Reserve District
3. "R1" Single-family Residential District
4. "R2" Two-family Residential District
5. "R3" Multi-family Residential District

6. "PDR" Planned Development Residential District

(d) Commercial Districts

1. "CH" Highway Commercial District

2. "CR" Resort Commercial District

3. "C1" Local Commercial District

4. "C2" Community Commercial District

5. "C3" Service Commercial District

6. "PDC" Planned Development Commercial District

(e) Industrial Districts

1. "M1" Commercial/Manufacturing District

2. "M2" Heavy Industrial District

3. "MP" Industrial Park District

(f) Other Districts

1. "U" Unclassified District

3.4 Designation of combining districts: In addition to the districts established in Section 3.3, there are hereby established combining districts which may be combined with certain of the districts set forth in Section 3.3 as specified in the District Regulations, Section 3.9 of this Chapter. The said combining districts and symbols used to represent the districts are designated as follows:

(a) Combining Districts

1. "A1" Agricultural Industry Combining District

2. "W" Wetlands Combining District

3. "B3, "B4", "B5", "B-Frozen, "B7"
Special Lot Size/Density Combining District

4. "F1", "F2", "F3"
Special Floor Area Combining District

5. “MH” Mobilehome Combining District
6. “RD” Residential Design Combining District
7. “SC” Scenic Combining District
8. “FW” Floodway Combining District
9. “FF” Floodway Fringe Combining District
10. “WW” Waterway Combining District
11. “HPD” or “HPS”
Historic Preservation District or Historic Preservation Site
12. “AA” Airport Approach Combining District
13. “P” Parking Combining District
14. “SOS” Substandard Older Subdivision Combining District
15. “DR” Design Review Combining District

- (b) The regulations of the combining district shall apply to the land in the same manner as the base zoning district regulations. Combining district regulations shall apply whenever the symbol and the boundaries of the area are shown on the sectional district maps. When a symbol for a combining district is added to a base zoning district symbol, the regulations of the combining district shall be applicable in addition to the base zoning district regulations. If any of the provisions of the combining district conflict with provisions of the base zoning district regulations, the provisions which are most restrictive shall govern.

3.5 District boundaries:

- (a) Where uncertainty exists as to the boundaries of any of the aforesaid districts as described as aforesaid or as shown on the sectional district maps, the following rules shall apply:
1. Where such boundaries are indicated as following streets and alleys, the centerlines of such streets and alleys shall be construed to be such boundaries.
 2. Where such boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.
 3. In unsubdivided property or where a district boundary divides a lot, the location of any such boundary, unless the same is indicated by dimensions shown upon said sectional district maps, shall be determined by the use of the scale appearing on such sectional district maps.

4. In case further uncertainty exists, the Planning Commission upon written application or upon its own motion, shall determine the exact location of such boundaries.

3.6 Establishment of districts: The aforesaid districts and certain combinations thereof are hereby established insofar as the designations, locations, and boundaries thereof are set forth and indicated in the sectional district maps created pursuant to Section 3.7. Sectional district maps that were officially adopted pursuant to or as an amendment to Ordinance No. 645 or prior to the effective date of Ordinance No. 645 are included within the term “sectional district map” and all such maps and all subsequently adopted sectional districts maps are and shall be a part of this section. These sectional district maps show the designation, locations, and boundaries of each of said districts and the location and depth of certain building setback lines.

3.7 Sectional district maps:

- (a) There is hereby established a series of sectional district maps which show detailed zoning districts.
- (b) Said maps and all locations thereon are hereby made a part of this Chapter by reference thereto, to be of such force and effect as if fully set forth herein.
 1. Each map shall constitute a subsection of the Article and Section, and shall be numbered in order of adoption.

3.8 Effect of establishment of districts except as hereinafter otherwise provided:

- (a) No building or structure shall be erected and no existing building or structure shall be moved, altered, added to or enlarged nor shall any land, building or structure, or premises be used, designed or intended to be used for any purpose or in any manner other than those included among the uses hereinafter listed as permitted in the district in which such building or structure, land, or premises is located.
- (b) No building or structure shall be erected, reconstructed, or structurally altered to exceed in height the limit hereinafter designated for the district in which such building or structure is located.
- (c) No building or structure shall be erected, nor shall any existing building or structure be altered, enlarged, or rebuilt except in conformity to the lot area, yard, coverage, and building or structure location regulations hereinafter set forth for the district in which such building or structure is located.
- (d) No yard or other open space provided about any building for the purpose of complying with the provisions of this chapter shall be considered as providing a yard or open space for any other building, and no yard or other open space on one

lot shall be considered as providing a yard or open space for a building on any other lot.

- (e) No parking area or garage space provided on a lot for the purposes of complying with provisions of this Chapter shall be reduced in area or capacity or be considered as providing parking area or garage space, or yard, court, or other open space required for any building or use on any other lot except as hereinafter provided.
- (f) No lot or other premises shall be divided, subdivided or otherwise reduced to result in an area less than the minimum lot size specified by this Chapter for the district in which such lot is situated, except as otherwise permitted by this Code. Any division of property made in violation of this provision or in violation of the provisions of Lake County Code, Chapter 17 or the Subdivision Map Act shall not be recognized for the purposes of determining lots or parcels in the application of this Article. **(Ord. 1749, 7/7/1988)**
- (g) All the unincorporated area of the County of Lake, not designated on any sectional district map as being in any other district, is designated as being in the “U” or Unclassified district.

3.9 District regulations: The following uses only will be allowed, and the following regulations shall apply within the districts hereinafter established.