

Chapter 19.05

ESTABLISHMENT OF ZONES

Sections:

- 19.05.010 Zones established.**
- 19.05.020 Official zoning map.**
- 19.05.030 Boundary determination.**

19.05.010 Zones established.

In order to classify, regulate, restrict, and separate the use of land, buildings, and structures; and to regulate and to limit the type, height, and bulk of buildings and structures in the various districts; and to regulate areas of yards and other open areas abutting and between buildings and structures; and to regulate the density of population, the City hereby is divided into the following zones:

Zone Symbol	Zone Designation
R-1	Low-density Residential
R-2	Medium-density Residential
R-3	High-density Residential
C-2	Commercial
C/M-1	Commercial-Manufacturing
M-1	Light Manufacturing
M-2	Heavy Manufacturing
PF	Public Facility
(PD)	Planned Development Overlay

(Ord. 544 §1(part), 2000).

19.05.020 Official zoning map.

A map, known as the “official zoning map” of the city of Commerce, California and on file with the city clerk, is adopted herein by reference and shall hereafter exist pursuant to and as an integral part of this Title 19. The map shall be maintained to reflect the current zoning of the city. (Ord. 544 §1(part), 2000).

19.05.030 Boundary determination.

When uncertainty exists as to the exact boundaries of a zone, the following shall apply:

A. A street, alley, railroad right-of-way, watercourse channel, or other right-of-way shall be included within the zone of the adjoining property.

B. When the zone district boundary is or approximately follows a street, alley, railroad right-of-way, watercourse, or other right-of-way, the centerline of that right-of-way shall be considered as the boundary.

C. When the zone boundaries approximately follow lot lines, section lines, or city limits, these lines shall be considered the boundaries.

D. Where the boundary splits the lot or parcel, or uncertainty still exists, the exact boundary shall be determined by written decision of the planning commission.

E. When the street, alley, or right-of-way that serves as a zone boundary is vacated, the new zone boundary shall be at the new property line. Where the vacation does not result in a new property line, the zone boundary shall be determined by written decision of the planning commission.

F. Areas annexed to the city shall come into the city at their existing zone designation. if there is no prior designation, the planning commission shall determine the nearest comparable zone for the area. The zoning map shall then be amended to show the new city limits and zone. (Ord. 544 §1(part), 2000).