

## Chapter 19.12

### ZONES ESTABLISHED—BOUNDARIES AND ZONING MAP

#### Sections:

- 19.12.010 Zones—Designated.
- 19.12.015 Planned unit development overlay zone—Designated.
- 19.12.020 Zone boundaries and zoning map.
- 19.12.030 Criteria for zone boundary interpretation.

19.12.010 Zones—Designated. For the purpose of regulating the use of buildings, structures and land as between agriculture, industry, business, residence, recreation, open space and other purposes; regulating the location, height, number of stories and size of buildings and structures; the size of yards and other open spaces and the area of a lot which may be occupied by a building or structure, and establishing and maintaining building setback lines along streets and alleys, the City is divided into ten zones, which shall be known, in the order of restrictiveness, beginning with the most restrictive, as follows:

- A. Open space scenic zone, hereinafter called O zone;
- B. Recreation zone, hereinafter referred to as R zone;
- C. Fifteen thousand square foot single-family residential zone, hereinafter called R-15 zone;
- D. Corinthian Island seven thousand five hundred square foot single-family residential zone, hereinafter called R-1C zone;
- E. Lagoon area seven thousand five hundred square foot single-family residential zone, hereinafter called R-1L zone;
- F. West Shore Road area seven thousand five hundred square foot single-family residential zone, hereinafter called R-1W zone;
- G. Duplex residential zone, hereinafter called R-2 zone;
- H. Cove multiple residential dwelling residential zone, hereinafter called R-3C zone;
- I. Multiple dwelling residential zone, hereinafter called R-3 zone;
- J. Commercial zone, hereinafter called C-1 zone. (Ord. 89-1 § 1 (part), 1989.)

19.12.015 Planned unit development overlay zone--Designated. The planned unit development overlay zone, hereinafter called PUD overlay zone, is designated on the legend of the Official Zoning Map of the City of Belvedere in conjunction with the underlying base zone (e.g., R3-PUD). (Ord. 2011-2 § 2, 2011.)

19.12.020 Zone boundaries and zoning map. A. The boundaries of the various zones established by this Chapter shall be as shown on the map entitled "Official Zoning Map of the City of Belvedere."

B. The original of such zoning map shall be kept on file with the Deputy City Clerk, together with all subsequent amendments and additions thereto, and shall constitute the original record.












C. The most recent edition of the Official Zoning Map of the City of Belvedere, as amended and adopted by the City Council on April 14, 2014, is here faithfully reproduced: (Ord. 2014-1 § 2, 2014; Ord. 2012-2 § 2, 2012; Ord. 2010-1 § 2, 2010; Ord. 89-1 § 1 (part), 1989.)

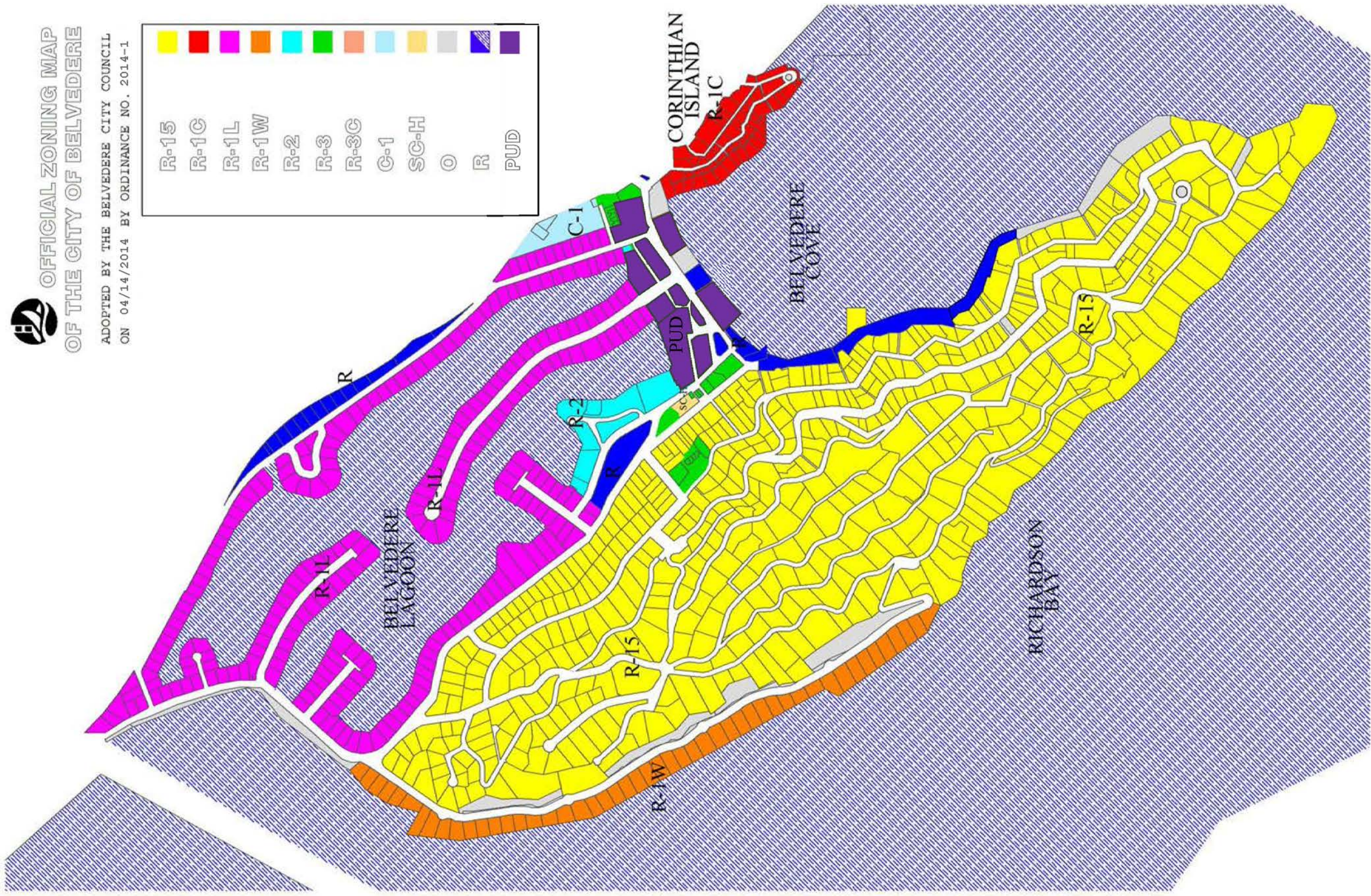




# OFFICIAL ZONING MAP OF THE CITY OF BELVEDERE

ADOPTED BY THE BELVEDERE CITY COUNCIL  
ON 04/14/2014 BY ORDINANCE NO. 2014-1

											
R-15	R-1C	R-1L	R-1W	R-2	R-3	R-3C	C-1	SC-H	O	R	PUD





19.12.030 Criteria for zone boundary interpretation. Where uncertainty exists as to the boundary of any zone shown on the zoning map, the following rules shall apply:

A. Where a zone boundary is indicated as approximately following a street, alley or highway, the centerline of the street, alley, or highway shall be construed to be the zone boundary.

B. Where a zone boundary is indicated as approximately following the dividing line between land and water, such line shall be construed to be the mean high water line.

C. Where a boundary line follows or coincides approximately with a lot line or a property ownership line, it shall be construed as following the lot line or property ownership line.

D. Where a boundary of a zone follows approximately the City limit line, such line shall be construed to be at the limit of the jurisdiction of the City, unless otherwise indicated.

E. Where uncertainty exists, the Planning Commission, upon written application therefor or on its own motion, shall determine the location of the boundary in question, giving consideration to the location and scale indicated on the zoning map, any legal descriptions from which the zoning map was prepared, and the objectives of the zoning regulations and the purposes set forth therein. In case of doubt as to the exact location, the zoning regulations of the more restrictive adjoining zone shall govern.

F. Zone boundaries shall extend vertically upward and downward from the existing or finished grade. (Ord. 89-1 § 1 (part), 1989.)