

18.30.010 Text and Official Zoning Map.

18.30.020 Zone Boundaries.

CHAPTER 18.30: ZONING MAP

18.30.010 Text and Official Zoning Map.

The Hawaiian Gardens Zoning Code shall consist of text and the official Zoning Map, in accordance with the following:

- A. Zones.** The City of Hawaiian Gardens is divided into the following zones, which are consistent with and implement the policies of the General Plan:

R-1:10,000 - Single Family Estate Zone
R-1 - Single Family Residential Zone
R-2 - Medium Density Residential Zone
R-3 - Intermediate Density Residential Zone
R-4 - High Density Residential Zone
MHP - Mobilehome Park Zone
C-4 - General Commercial Zone
M-1 - Light Industrial Zone
PF - Public Facilities Zone
SP - Specific Plan Zone
(CC) – Card Club Overlay Zone
(PD) - Planned Development Overlay Zone
(P) – Park Overlay Zone

- B. Zoning Map.** The boundaries of the zones established in this Zoning Code are shown on the map entitled “City of Hawaiian Gardens Zoning Map”. The City of Hawaiian Gardens Zoning Map shows the location and the boundaries of the various zones in the City of Hawaiian Gardens and is an integral part of this Zoning Code. This map is on file with the Community Development Department and available for public examination and purchase.

- C. Special Symbols.** The City may establish alternate development standards for a particular geographic area other than those set forth for the zone covering the area. Such development standards shall supersede or shall be in addition to those contained in *Chapters 18.40 to 18.70* of this Zoning Code and shall be specified by means of one or more of the following symbols on the official Zoning Map:

1. *Lot Size.* A number following the zone designation and connected by a colon shall designate the minimum lot size in square feet.

Example: R-1:10,000

2. *Overlay Zone.* Letters enclosed in parenthesis and following the zone designation and/or connected by a hyphen shall designate an overlay zone. This indicates that special development standards are

applicable to the area within the overlay zone, when it is developed in accordance with the use of the overlay zone.

Example: C-4 (CC) and R-3 (PD)

However, the Park Overlay Zone (P) refers to a floating zone that designates the general area where a future park may be developed. No specific development standards would apply to projects on parcels with the Park Overlay Zone.

3. *Public Facilities Zone.* Letters within the different areas designated as Public Facilities refer and identify the land use of the zone but do not mean or call for any specific zone standards outside of those specified for the Public Facilities zone.

Example: CO – City Offices, PO – Post Office, P – Park, FS- Fire Station, CH - Church, H – Hospital, ES – Elementary School and JHS - Junior High School

18.30.020 Zone Boundaries.

In determining the exact boundaries of the zones on the Zoning Map, the following rules shall apply:

- A. Boundaries following the centerlines of streets, alleys, or other right-of-way shall be construed as congruent with such centerlines. Boundaries indicated as approximately following the right-of-way lines of streets shall be construed as congruent with such right-of-way lines and shall further be construed as moving with such right-of-way lines.
- B. Boundaries following lot lines, section lines, or City limits shall be construed as congruent with such lines.
- C. Boundaries indicated as parallel to or extensions of lot lines, section lines, or City limits shall be so construed. Distances not specifically indicated on the Zoning Map shall be determined by the scale of the map.
- D. Where any public right-of-way is officially vacated or abandoned, the zone boundaries of the abutting property shall thereafter extend to the centerline of such vacated or abandoned right-of-way.
- E. In cases where uncertainty exists after application of rules A to D above, the exact boundary shall be determined by written decision of the Community Development Director.