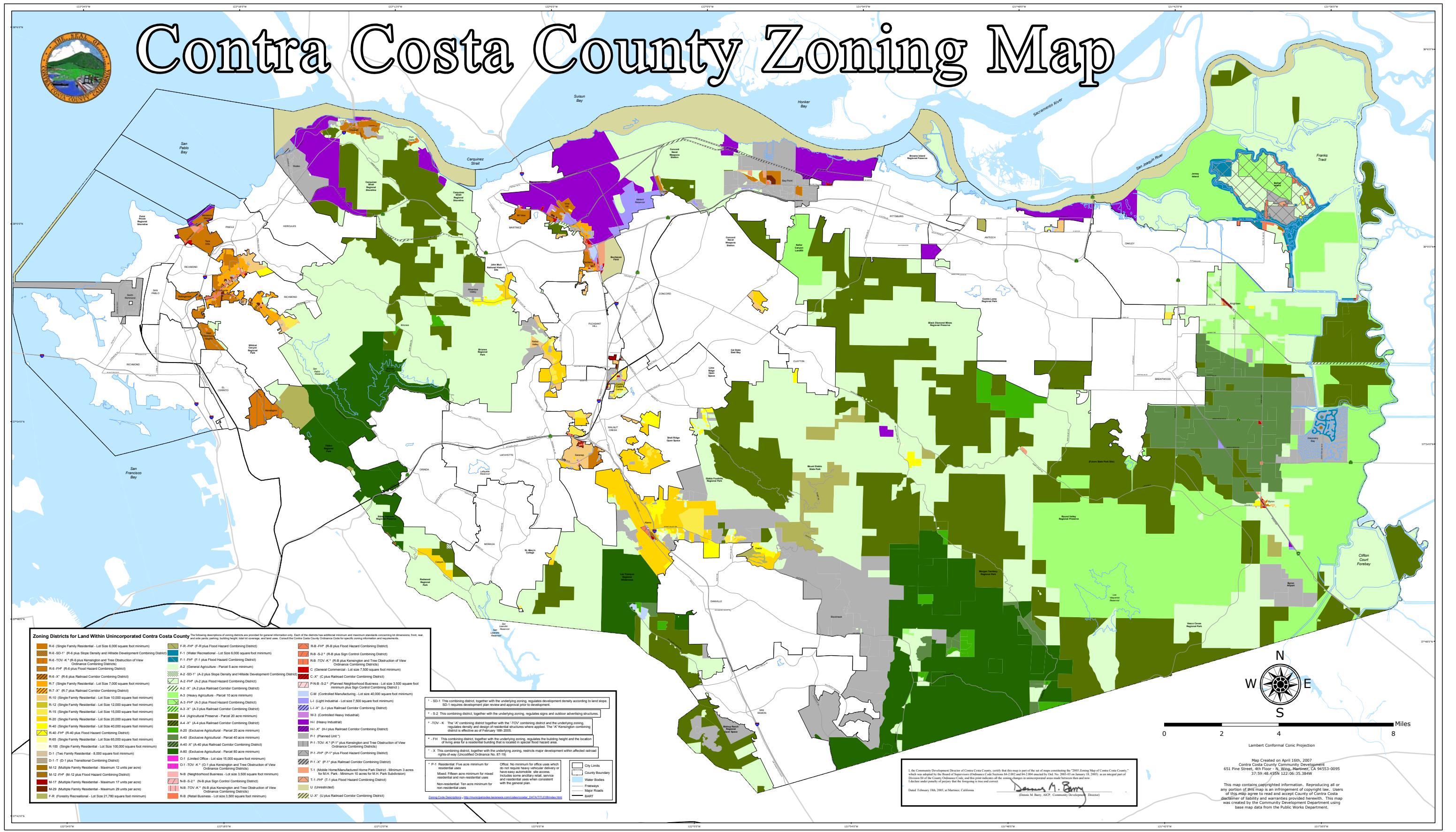




Contra Costa County Zoning Map



Zoning Districts for Land Within Unincorporated Contra Costa County

The following descriptions of zoning districts are provided for general information only. Each of the districts has additional minimum and maximum standards concerning lot dimensions, front, rear, and side yard setbacks, building height, use, coverage, and land uses. Consult the County Code, County Ordinance Code for specific zoning information and requirements.

R-6 (Single Family Residential - Lot Size 6,000 square foot minimum)	A-2 (General Agriculture - Parcel 5 acre minimum)	F-1 (Forestry Recreational - Lot Size 21,780 square foot minimum)
R-6-SD-1* (R-6 plus Slope Density and Hillside Development Combining District)	A-2-SD-1* (A-2 plus Slope Density and Hillside Development Combining District)	F-1-FH* (F-1 plus Flood Hazard Combining District)
R-6-TDV-K* (R-6 plus Kenington and Tree Obstruction of View Combining District)	A-2-FH* (A-2 plus Flood Hazard Combining District)	F-1-FH* (F-1 plus Flood Hazard Combining District)
R-6-FH* (R-6 plus Flood Hazard Combining District)	A-2-K* (A-2 plus Railroad Corridor Combining District)	A-2 (General Agriculture - Parcel 5 acre minimum)
R-6-X* (R-6 plus Flood Hazard Combining District)	A-3 (Heavy Agriculture - Parcel 10 acre minimum)	A-2-SD-1* (A-2 plus Slope Density and Hillside Development Combining District)
R-7-X* (R-7 plus Railroad Corridor Combining District)	A-3-FH* (A-3 plus Flood Hazard Combining District)	A-2-FH* (A-2 plus Flood Hazard Combining District)
R-10 (Single Family Residential - Lot Size 10,000 square foot minimum)	A-3-K* (A-3 plus Railroad Corridor Combining District)	A-2-K* (A-2 plus Railroad Corridor Combining District)
R-12 (Single Family Residential - Lot Size 12,000 square foot minimum)	A-4 (Agricultural Preserve - Parcel 20 acre minimum)	A-3 (Heavy Agriculture - Parcel 10 acre minimum)
R-15 (Single Family Residential - Lot Size 15,000 square foot minimum)	A-4-FH* (A-4 plus Flood Hazard Combining District)	A-3-FH* (A-3 plus Flood Hazard Combining District)
R-20 (Single Family Residential - Lot Size 20,000 square foot minimum)	A-4-K* (A-4 plus Railroad Corridor Combining District)	A-3-K* (A-3 plus Railroad Corridor Combining District)
R-40 (Single Family Residential - Lot Size 40,000 square foot minimum)	A-20 (Exclusive Agricultural - Parcel 20 acre minimum)	A-4 (Agricultural Preserve - Parcel 20 acre minimum)
R-40-FH* (R-40 plus Flood Hazard Combining District)	A-40 (Exclusive Agricultural - Parcel 40 acre minimum)	A-4-FH* (A-4 plus Flood Hazard Combining District)
R-65 (Single Family Residential - Lot Size 65,000 square foot minimum)	A-40-K* (A-40 plus Railroad Corridor Combining District)	A-20 (Exclusive Agricultural - Parcel 20 acre minimum)
R-100 (Single Family Residential - Lot Size 100,000 square foot minimum)	A-40-FH* (A-40 plus Flood Hazard Combining District)	A-40 (Exclusive Agricultural - Parcel 40 acre minimum)
D-1 (Two Family Residential - 8,000 square foot minimum)	A-40-K* (A-40 plus Railroad Corridor Combining District)	A-40-FH* (A-40 plus Flood Hazard Combining District)
D-1-T* (D-1 plus Transitional Combining District)	A-40-FH* (A-40 plus Flood Hazard Combining District)	A-40-K* (A-40 plus Railroad Corridor Combining District)
M-12 (Multiple Family Residential - Maximum 12 units per acre)	C-1 (General Office - Lot size 15,000 square foot minimum)	A-40-FH* (A-40 plus Flood Hazard Combining District)
M-17-FH* (M-17 plus Flood Hazard Combining District)	C-1-K* (C-1 plus Railroad Corridor Combining District)	A-40-K* (A-40 plus Railroad Corridor Combining District)
M-17 (Multiple Family Residential - Maximum 17 units per acre)	C-1-TDV-K* (C-1 plus Kenington and Tree Obstruction of View Combining District)	A-40-K* (A-40 plus Railroad Corridor Combining District)
M-29 (Multiple Family Residential - Maximum 29 units per acre)	N-8 (Neighborhood Business - Lot size 3,500 square foot minimum)	A-40-FH* (A-40 plus Flood Hazard Combining District)
M-29 (Multiple Family Residential - Maximum 29 units per acre)	N-8-S-2* (N-8 plus Sign Control Combining District)	A-40-K* (A-40 plus Railroad Corridor Combining District)
F-R (Forestry Recreational - Lot Size 21,780 square foot minimum)	N-8-TDV-K* (N-8 plus Kenington and Tree Obstruction of View Combining District)	A-40-FH* (A-40 plus Flood Hazard Combining District)
	R-8 (Retail Business - Lot size 3,500 square foot minimum)	A-40-K* (A-40 plus Railroad Corridor Combining District)
		A-40-FH* (A-40 plus Flood Hazard Combining District)

SD-1 This combining district, together with the underlying zoning, regulates development density according to land slope. SD-1 requires development plan review and approval prior to development.

S-2 This combining district, together with the underlying zoning, regulates signs and outdoor advertising structures.

TDV-K The "K" combining district together with the "TDV" combining district and the underlying zoning regulates density and design of residential structures where applied. The "K" Kenington combining district is effective as of February 19th 2005.

FH This combining district, together with the underlying zoning, regulates the building height and the location of living area for a residential building that is located in special flood hazard area.

X This combining district, together with the underlying zoning, restricts major development within affected railroad rights-of-way (Ordinance No. 87, 16).

P-1 Residential: Five acre minimum for residential uses. Office: No minimum for office uses which do not require heavy vertical delivery or heavy-duty automobile site access. Must: If five acre minimum for mixed residential and non-residential uses. Non-residential: Ten acre minimum for non-residential uses.

U (Unrestricted)

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I, the Community Development Director of Contra Costa County, certify that this map is part of the set of maps constituting the "2005 Zoning Map of Contra Costa County," which was adopted by the Board of Supervisors (Ordinance Code Sections 84.2-200 and 84.2-204 enacted by Ord. No. 2005-01 on January 18, 2005) as an integral part of Division 14 of the County Ordinance Code, and that the map indicates all the zoning changes in unincorporated areas made between then and now. I declare under penalty of perjury that the foregoing is true and correct.

David February 16th, 2005, in Martinez, California

Doreen M. Barry
Doreen M. Barry, AICP, Community Development Director

Map Created on April 16th, 2007
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