COUNTY ORDINANCE CODE ZONING DISTRICTS
GENERALIZED COMPARISON CHART (FOR ILLUSTRATIVE PURPOSE ONLY)

DISTRICT ZONE	DISTRICT NAME	PURPOSE OF DISTRICT	CHARACTERISTICS USES PERMIT IN DISTRICT	DWELLINGS PERMITTED PER LOT	MINIMUM LOT SIZE	[1] MIN. LOT DIMENSIONS WIDTH DEPTH	[1] [2] MINIMUM SETBACKS FRONT SIDE REAR
R-C	RESOURCE CONSERVATION	PROVIDE CONSERVATION AND PROTECTION OF NATURAL RESOURCES AND NATURAL HABITAT AREAS.	GRAZING-GROWING AND HARVESTING OF TIMBER-WATERSHED MANAGEMENT-WILDLIFE PRESERVES	ONE	40, 80 AND 160 ACRES	NO REQUIREMENTS	35' 20' 20'
TPZ	TIMBERLAND PRESERVE	PRESERVE TIMBERLAND FOR TIMBER PRODUCTION.	TIMBER PRODUCTION-TEMPORARY LODGING CAMPS-SAWMILLS	CARETAKER'S RESIDENCE ONLY	40 ACRES	NO REQUIREMENTS	35' 20' 20'
O	OPEN CONSERVATION	PROVIDE PERMANENT OPEN SPACE (USUALLY PUBLICLY OWNED OR TO LIMIT DEVELOPMENT IN DANGEROUS AREAS SUCH AS FLOOD PLAINS.	AGRICULTURE-FREEWAYS-PONDING BASINS-RECREATION AREAS	CARETAKER'S RESIDENCE ONLY	5 ACRES	NO REQUIREMENTS	35' 20' 20'
AE	EXCLUSIVE AGRICULTURAL	PROTECT FARMING AREAS BY PERMITTING AGRICULTURAL USES ONLY AND PRESERVING AGRICULTURAL LOT SIZES.	FARMING-LIVESTOCK-PROCESSING OF AGRICULTURAL PRODUCTS-LABOR CAMPS-MANY AGRICULTURAL BUSINESS	DEPENDS UPON LOT SIZE OR TYPE OF RESIDENTIAL USE.	5, 20, 40, 80, 160 AND 640 ACRES	LOTS LESS THAN 5 ACRES 165' 170'	35' 20' 20'
AL	LIMITED AGRICULTURAL	PRESERVE EXISTING NON-URBAN AREAS PLANNED FOR URBAN EXPANSION.	FARMS AND OTHER NON-INTENSIVE AGRICULTURAL USES-LABOR CAMPS	DEPENDS UPON LOT SIZE OR TYPE OF RESIDENTIAL USE.	20, 40, 80, 160, 320 AND 640 ACRES	LESS THAN 5 ACRES 165' 170'	35' 20' 20'
A-2	GENERAL AGRICULTURAL	PROTECT FARMING AREAS BUT DOES PERMIT INTRUSION OF GOLF COURSES, ETC. ALLOWS DIVISION OF LAND FOR NON-FARM RESIDENTIAL PURPOSES.	FARMING AND LIVESTOCK-HOMES-LIMITED PROCESSING OF AGRICULTURAL PRODUCTS-GOLF COURSES-PRIVATE CLUBS AND LODGES	ONE, PLUS HOMES FOR FARM HELP.	100,000 SQ. FT.	165' 170'	35' 20' 20'
RR	RURAL RESIDENTIAL	PROVIDE FOR RURAL RESIDENTIAL AND LIMITED AGRICULTURAL ACTIVITY.	HOMES CROPS AND CERTAIN FARM ANIMALS	ONE	2 OR 5 ACRES	165' 170'	35' 20' 20'
R-A	SINGLE FAMILY RESIDENTIAL AGRICULTURAL	PROVIDE FOR SINGLE FAMILY RESIDENTIAL HOMES IN A SEMI-RURAL ENVIRONMENT.	HOMES-FARMING-COWS, HORSES, GOATS, SHEEP, POULTRY AND RABBITS	ONE	36,000 SQ. FT.	130' 170'	35' 15' 20'
R-1 A(H)	SINGLE FAMILY RESIDENTIAL	PROVIDE FOR SINGLE FAMILY RESIDENTIAL HOMES ON LARGE SUBURBAN LOTS.	HOMES- CROPS-HORSES-INCLUDED IN R-1-AH	ONE	20,000 SQ. FT.	110' 130'	35' 10' 20'
R-1 E(H)	SINGLE FAMILY RESIDENTIAL ESTATE	PROVIDE FOR SINGLE FAMILY RESIDENTIAL ESTATES AT A SEMI-RURAL DENSITY.	HOMES-CROPS-HORSES INCLUDED IN R-1-EH	ONE	37,500 SQ. FT.	150' 200'	50' 15' 20'
R-1-B	SINGLE FAMILY RESIDENTIAL	PROVIDE FOR SINGLE FAMILY RESIDENTIAL HOMES IN A SUBURBAN SETTING.	HOMES-HOME OCCUPATIONS	ONE	12,500 SQ. FT.	80' 110'	35' 10' 20'
R-1-C	SINGLE FAMILY RESIDENTIAL	PROVIDE FOR SINGLE FAMILY RESIDENTIAL HOMES IN A NON-INTENSIVE ENVIRONMENT.	HOMES-HOME OCCUPATIONS	ONE	9,000 SQ. FT.	70' 110'	25' 7' 20'
R-1	SINGLE FAMILY RESIDENTIAL	PROVIDE FOR SINGLE FAMILY HOMES ON SMALL URBAN LOTS.	HOMES-HOME OCCUPATIONS	ONE	6,000 SQ. FT,	60' 100'	20' 5' 20'
R-2(A)	LOW DENSITY MULTIPLE FAMILY RESIDENTIAL	PROVIDE FOR MULTIPLE FAMILY RESIDENCES SINGLE STORY HEIGHT LIMITATION IN THE R-2-A.	HOMES-DUPLEXES-TRIPLEXES-ETC.	ONE FOR EACH 2,400 SQ. FT OF LOT AREA.	6,600 SQ. FT,	60' 110'	20' 5' 20'
R-3(A)	MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL	PROVIDE FOR MULTIPLE FAMILY RESIDENCES (SINGLE STORY HEIGHT LIMITATION IN THE R-3-A.	HOMES-MULTIPLE DWELLINGS-FRATERNITIES-CLUBS-NURSERY SCHOOLS	ONE FOR EACH 1,500 SQ. FT. OF LOT AREA.	7,500 SQ. FT.	60' 100'	15' 5' 15'
R-4	HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL	PROVIDE FOR MULTIPLE FAMILY RESIDENCES.	HOMES-MULTIPLE DWELLINGS-NURSERY SCHOOLS-CLUBS	ONE FOR EACH 1,000 SQ. FT. OF LOT AREA.	10,000 SQ. FT.	65' 110'	15' 5' 15'
T-P	TRAILER PARK RESIDENTIAL	PROVIDE FOR EXCLUSIVE MOBILE HOME DEVELOPMENT.	MOBILE HOME PARKS AND MOBILE HOME UNIT PLANNED DEVELOPMENTS	ONE TRAILER FOR EACH 2,400 SQ. FT. OF LOT AREA.	MIN LOT 3 ACRES MIN DIST. 5 ACRES	110' 130'	15' 5' 10'
R-P	RESIDENTIAL AND PROFESSIONAL OFFICE	PROVIDE FOR A TRANSITIONAL DISTRICT BETWEEN RESIDENTIAL AND OTHER DISTRICTS.	SINGLE AND MULTIPLE DWELLINGS-BUSINESS AND PROFESSIONAL OFFICES-STUDIOS- LIBRARIES	ONE FOR EACH 2,400 SQ. FT. OF LOT AREA.	7,500 SQ. FT.	65' 110'	15' 10' 10'
P	OFF-STREET PARKING	PROVIDE FOR PERMANENT PARKING AREAS AND PARKING STRUCTURES.	OFF STREET PARKING	NONE	NO LIMITATION	40' 40'	NONE 10' 10'
C-P	ADMINISTRATIVE AND PROFESSIONAL OFFICE	PROVIDE AN INTEGRATED PROFESSIONAL DISTRICT WITH MULTIPLE HOUSING, OFFICES, AND PUBLIC INSTITUTIONS.	MULTIPLE DWELLINGS-BUSINESS AND PROFESSIONAL OFFICES-STUDIOS-CLUBS-LODGES-LABORATORIES-BANKS-SAVINGS AND LOAN-CHURCHES	ONE FOR EACH 2,400 SQ. FT. OF LOT AREA.	10,000 SQ. FT.	65' 110'	10' 10' 10'
C-1	NEIGHBORHOOD SHOPPING CENTER	PROVIDE FOR SMALL UNIFIED CENTERS FOR NEIGHBORHOOD SHOPPING.	GROCERY STORES-DRUG-BARBER-BEAUTY-CAFÉ-CLOTHING-HARDWARE-NURSERY-CLEANING-SELF SERVICE LAUNDRY	NONE	NO MIN. LOT SIZE MIN. DIST. 1 ACRE	NO REQUIREMENTS 150'	SAME AS RESIDENTIAL NEXT DOOR 10' 10'
C-2	COMMUNITY SHOPPING CENTER	PROVIDE FOR LARGER UNIFIED SHOPPING CENTERS SERVING A COMMUNITY CONSISTING OF SEVERAL NEIGHBORHOODS.	ALL C-1 USES-APPLIANCE SALES-BANKS-BARS-BOWLING ALLEY-FURNITURE-PET SHOP	NONE	NO MIN. LOT SIZE MIN. DIST. 5 ACRE	NO REQUIREMENTS	SAME AS RESIDENTIAL NEXT DOOR 10' 10'

07/04

COUNTY ORDINANCE CODE ZONING DISTRICTS
GENERALIZED COMPARISON CHART (FOR ILLUSTRATIVE PURPOSE ONLY)

DISTRICT ZONE	DISTRICT NAME	PURPOSE OF DISTRICT	CHARACTERISTICS USES PERMIT IN DISTRICT	DWELLINGS PERMITTED PER LOT	MINIMUM LOT SIZE	[1] MIN. LOT DIMENSIONS WIDTH DEPTH	[1] [2] MINIMUM SETBACKS FRONT SIDE REAR
C-3	REGIONAL SHOPPING CENTER	PROVIDE FOR A REGIONAL SHOPPING CENTER SERVING A WIDE AREA, USUALLY MORE THAN ONE COMMUNITY.	ALL C-1 AND C-2 USES-AUTO PARTS-HOTELS-MOTELS	NONE	NO MIN. LOT SIZE MIN. DIST. 15 ACRE	NO REQUIREMENTS	SAME AS RESIDENTIAL NEXT DOOR 10' 10'
C-4	CENTRAL TRADING	PROVIDE FOR COMMERCIAL ACTIVITY FOR THE "DOWNTOWN" AREAS OF UNINCORPORATED COMMUNITIES.	ALL C-1 AND C-2, AND C-3 USES-MORTUARIES-BOAT SALES	MIN. OF A TRIPLEX, MOBILE HOME FOR CARETAKER	NO LIMITATION	NO REQUIREMENTS	10' 10' 10'
C-6	GENERAL COMMERCIAL	PROVIDE FOR MANY COMMERCIAL USES WHICH DO NOT BELONG IN SHOPPING CENTERS OR "DOWNTOWN" AREAS AND WHICH ARE USUALLY FOUND ALONG MAJOR THOROUGHFARES.	MOST C-1, C-2, C-3 AND C-4 USES-ANIMAL HOSPITALS-DRIVE-IN RESTAURANT-TRUCK SALES-BODY AND FENDER-EQUIPMENT RENTAL-FEED AND FUEL STORES-BOAT SALES	MOBILE HOME FOR CARETAKER	NO LIMITATION	NO REQUIREMENTS 150'	10' 10' 10'
A-C	AGRICULTURAL COMMERCIAL CENTER	PROVIDE LOCATIONS FOR COMMERCIAL CENTERS SERVING THE AGRICULTURAL COMMUNITY.	FARMING-LIVESTOCK-PROCESSING OF AGRICULTURAL PRODUCTS-LABOR CAMPS-MANY AGRICULTURAL BUSINESSES (LEGALLY ESTABLISHED USES PURSUANT TO SECTION 839.1, PRIOR TO 09/20/88)	CARETAKER'S RESIDENCE PLUS ONE UNIT	MIN. LOT SIZE 60,000 SQ. FT. MIN. DIST. SIZE 1 ACRES.	165' 170'	35' 10' 10'
RCC	RURAL COMMERCIAL CENTER	PROVIDE LOCATIONS FOR COMMERCIAL CENTERS SERVING THE RURAL RESIDENTIAL COMMUNITY.	HOMES CROPS AND CERTAIN FARM ANIMALS (LEGALLY ESTABLISHED USES PURSUANT TO SECTION 839.1, PRIOR TO 09/20/88).	CARETAKER'S RESIDENCE	MIN. LOT SIZE 1 ACRE MIN. DIST. SIZE 2 ACRES.	165' 170'	10' 10' 10'
C-R	COMMERCIAL RECREATION	PROVIDE FOR PLANNED INTEGRATED RECREATION CENTERS INCLUDING RELATED SERVICE AND COMMERCIAL.	BOWLING-SKATING-MINIATURES GOLF-SWIMMING-CLUBS-LODGES-BARS-RESTAURANTS	NONE	NO MIN. LOT SIZE MIN. DIST. SIZE 4 ACRES.	NO REQUIREMENTS	SAME AS RESIDENTIAL NEXT DOOR 10' 10'
C-M	COMMERCIAL AND LIGHT MANUFACTURING	PERMIT A CLOSE RELATIONS BETWEEN WAREHOUSING, WHOLESALING, GENERAL RETAILING, AND LIGHT MANUFACTURING.	AUTOMOTIVE WORK-WAREHOUSING-MACHINERY SHOP-RETAIL LUMBER-CONTRACTORS-STORAGE YARDS-SOME LIGHT MANUFACTURING-CABINET SHOPS-WELDING	MOBILE HOME FOR CARETAKER	9,000 SQ. FT. [3]	75' 120'	15' 15' 15'
M-1	LIGHT MANUFACTURING	PROVIDE FOR LIGHT INDUSTRIES WHICH ARE NOT GENERALLY NOISY OR OBNOXIOUS.	MOST C-M USES-TRUCK TERMINALS-LIGHT MANUFACTURING-BLACKSMITHS-SHEET METAL-ELECTRIC MOTOR REBUILDING	CARETAKERS RESIDENCE ONLY	9,000 SQ. FT. [3]	75' 120'	15' 15' 15'
M-2	GENERAL INDUSTRIAL	PROVIDER FOR A WIDER RANGE OF MANUFACTURING AND STORAGE, INCLUDING "HEAVIER" USES.	ALL M-1 USES-COTTON COMPRESS AND STORAGE-WHOLESALE LUMBER-USED MATERIAL YARD	CARETAKERS RESIDENCE ONLY	9,000 SQ. FT. [3]	75' 120'	15' 15' 15'
M-3	HEAVY INDUSTRIAL	PROVIDE FOR ALL MANUFACTURING, INCLUDING "HEAVIEST" AND MOST INTENSIVE TYPES.	ALL M-1 AND M-2 USES-HEAVY INDUSTRIAL USES-DISTILLERIES-WINERIES-BREWERIES-ORGANIC FERTILIZERS-CONCRETE	CARETAKERS RESIDENCE ONLY	9,000 SQ. FT. [3]	75' 120'	15' 15' 15'
A-1	AGRICULTURAL	PROVIDER DEVELOPMENT OF LANDS WHICH ARE NOT YET ZONED TO OTHER DISTRICTS.	AGRICULTURAL USES AND FARMING-LIVESTOCK-PROCESSING OF AGRICULTURAL PRODUCTS-LABOR CAMPS-MANY AGRICULTURAL BUSINESS SUBJECT TO CONDITIONAL USE PERMIT	VARIES DEPENDING ON LOT SIZE	100,000 SQ. FT. 5 ACRES W/O RD FRONTAGE	LOTS LESS THAN 5 ACRES 165' 170'	35' 20' 20'
R-E	RECREATIONAL	PROVIDE FOR LARGE OUTDOOR RECREATION AREAS SUCH AS PUBLIC PARKS AND CAMPS.	FOREST STATIONS AND LOOKOUTS-GRAZING-AGRICULTURAL USES-PARKS-CAMPS-STABLES SUBJECT TO A CONDITIONAL USE PERMIT.	MOBILE HOMES OR RECREATIONAL VEHICLES IN MOBILE HOME OR REC. PARK.	2 ACRES	165' 170'	35' 20' 20'
R-S	RURAL SETTLEMENT	PROVIDE FOR BASIC LIVING NEEDS OF THE COUNTY RURAL SETTLEMENT AREAS.	HOMES-AGRICULTURE	ONE	2 ACRES	165' 170'	35' 10' 20'
M	MOUNTAIN OVERLAY	PROVIDE FOR A OVERLAY DISTRICT FOR ZONES DESIGNATED AS MOUNTAIN RESIDENTIAL OR MOUNTAIN COMMERCIAL BY THE GENERAL PLAN.	THOSE USES LISTED IN THE UNDERLYING ZONE DISTRICT-HOMES-MOUNTAIN COMMERCIAL-RECREATIONAL	ONE	SAME AS UNDERLYING DISTRICT	SAME AS UNDERLYING DISTRICT	SAME AS UNDERLYING DISTRICT
PV	PLANNED VILLAGE	PROVIDE A VARIETY OF HOUSING TYPES, FULL RANGE OF COMMERCIAL OFFICE USES AND OPEN SPACE AND RECREATION.	SUBJECT TO CONDITIONAL USE PERMIT: SERVICE STATIONS-BANKS-BARS-CHURCHES-DEPARTMENT STORES-GROCERIES-RESTAURANTS	ONE FAMILY-MULTIPLE FAMILY DWELLINGS.	2 ACRES	NO REQUIREMENTS	35' 20' 20'
NB	NEIGHBORHOOD BEAUTIFICATION OVERLAY	PROTECT AND PRESERVE THE INTEGRITY OF FRESNO COUNTY NEIGHBORHOOD.	THOSE USES LISTED IN THE UNDERLYING ZONE DISTRICT-HOMES-MOUNTAIN COMMERCIAL-RECREATIONAL	ONE	SAME AS UNDERLYING DISTRICT	SAME AS UNDERLYING DISTRICT	SAME AS UNDERLYING DISTRICT

(1) SETBACKS AND LOT DIMENSIONS VARY-THOSE LISTED ARE MOST COMMON (2) COMMERCIAL AND INDUSTRIAL SETBACKS APPLY ONLY WHEN ADJACENT TO RESIDENTIAL ZONING (3) ALTHOUGH NO MINIMUM LOT SIZE REQUIRED, LOT DIMENSIONS RESULT IN A MINIMUM 9,000 SQ-FT LOT