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What common questions can generally be answered by accessing the Zoning Code on line?

Three common questions are:

1. What uses are allowed in each Zoning District?
2. What are the property development regulations (minimum setbacks, maximum height, minimum landscaping, usable open space, etc.) for each Zoning District, Overlay District, etc.?
3. Where are the definitions for terms used in the City's Zoning Code?

Information needed to research zoning issues:

The Zoning District designation for the subject property is essential. A free Property Report from Community Development Department may be requested via mail, facsimile, phone, or in person at:

City of Salinas
Community Development Department
65 West Alisal Street
Salinas, CA 93901
Phone: (831) 758-7206
Fax: (831) 758-7215

The Property Report contains the *Zoning District*, *Assessor's Parcel Number (APN)*, *case files*, etc. particular to the subject property. **Case files must be examined, as they may contain land use entitlements with requirements that differ from the Zoning Code.**

How to access the Zoning Code on line:

- Step 1:** Go to: www.ci.salinas.ca.us
- Step 2:** Select **Municipal Code**.
- Step 3:** Then, Select **Chapter 37, Zoning**.
- Step 4:** The **Table of Contents** lists **Articles 1-6**.

Step 5: The **Articles** most frequently used are:

- 1. Article 1: General Provisions.** It includes **Division 2: Definitions**.
- 2. Article 3: Base District Regulations.** There are a variety of Zoning Districts, and each District has its own regulations. The **Use Classifications** Sections identify what uses are allowed in each District and identifies the permitting process for such uses (i.e., Site Plan Review or Conditional Use Permit, etc.). The **Development Regulations** Sections identify the minimum requirements including, but not limited to, building setbacks and height limits. The **Design Standards** Sections identify requirements including, but not limited to, architectural design.
- 3. Article 4: Overlay District Regulations.** Select properties are located in an Overlay Zoning District, which have regulations in addition to the Base District Regulations and which may modify the Base District Regulations.
- 4. Article 5: Supplemental Regulations Applying to All Districts.** This section includes, but is not limited to, regulations on accessory uses and structures, fences and walls, home occupations, in-fill residential development in an R-L district, landscaping, non-conforming uses and structures, outdoor display and storage, outdoor lighting, parking, recycling/solid waste, screening of mechanical equipment, second dwelling units, and signs.
- 5. Article 6: Administration.** This section includes the regulations relative to the different types of permitting processes, including but not limited to, Site Plan Review, Lot Line Adjustments, Minor Conditional Use Permit, Administrative Conditional Use Permits, Non-Administrative Use Permits, Planned Unit Development Permits, General Plan Amendments, Rezones, Zoning Code Amendments, Preliminary Project Review, etc.