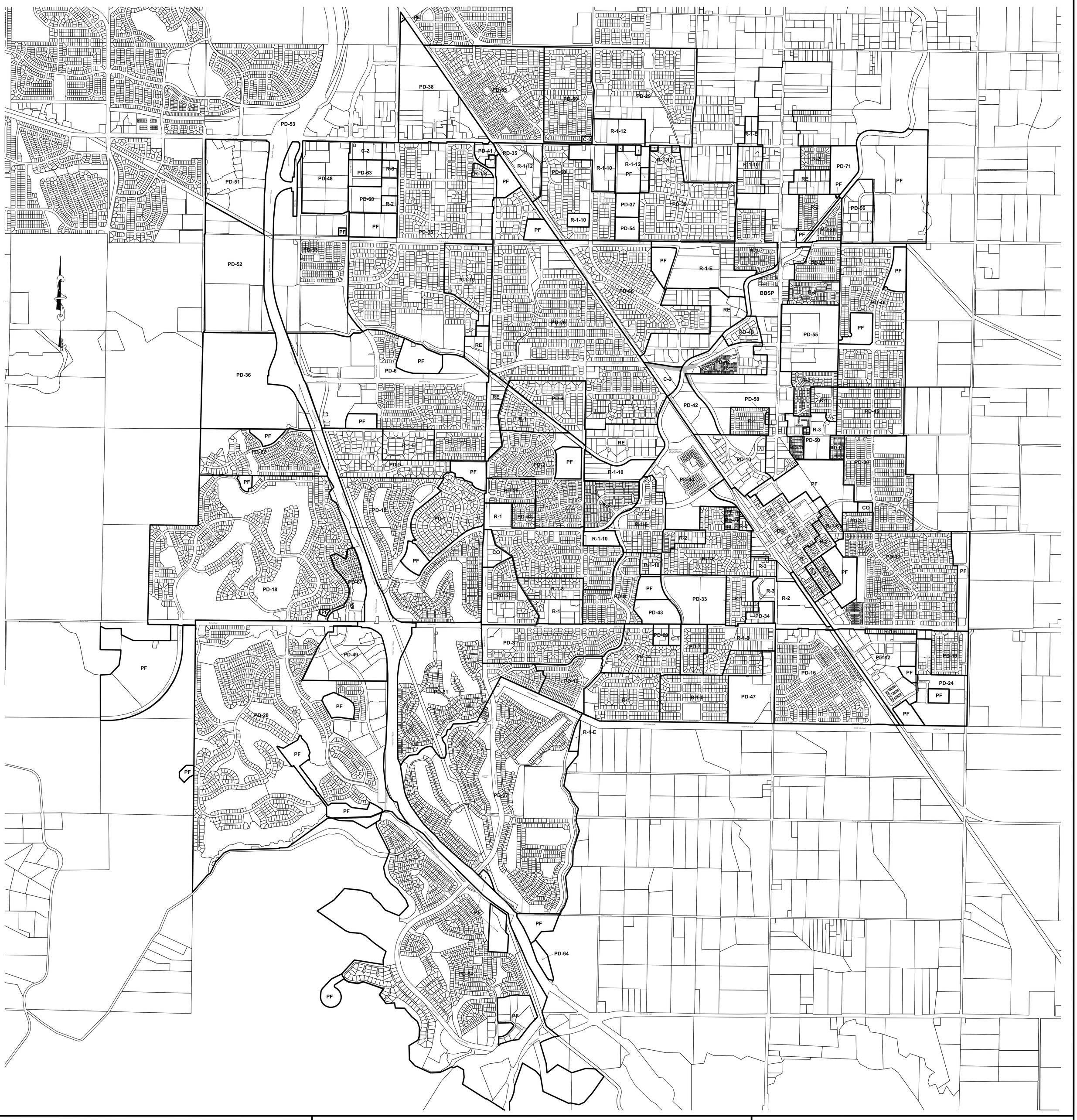

REZONINGS
Adopted by City Council
by Ordinance

AMENDED BY CITY COUNCIL

Date	Ord. No.	Zoning	Date	Ord. No.	Zoning
7/10/01	674	PD-42	5/10/05	800	PD-60
8/28/01	682	PD-30	6/28/05	802	R-1-10/R-1-E
10/9/01	688	PD-30	12/13/05	817	Down Town
11/27/01	695	GP Update	4/11/06	825	PD-69
8/27/02	714	PD-50	9/26/06	836	PD-71
10/22/02	724	PD-60	1/13/09	860	PD-33
12/10/02	731	PD-61	3/10/09	863	PD-32
1/28/03	734	PD-62	3/24/09	864	PD-17
4/8/03	739	PD-63	4/13/10	880	PD-35
5/13/03	742	PD-35	3/27/12	901	Btwd. Blvd.
6/10/03	746	PD-41	7/24/12	905	PD-72
10/28/03	763	PD-49	8/13/13	915	PD-59
12/9/03	765	PD-65	10/8/13	917	R-1-12
12/9/03	768	R-1-8	7/22/14	930	PD-44
4/13/04	773	PD-66	10/28/14	934	PD-68
4/27/04	774	PD-59	1/27/15	939	PD-37
4/27/04	777	PD-64	6/9/15	949	PD-54
6/22/04	781	PD-59	11/10/15	960	City-Wide
10/26/04	786	PD-67			
1/25/05	794	PD-35			

THE CITY OF BRENTWOOD
HERITAGE ▪ VISION ▪ OPPORTUNITY

Community Development Department

ZONING MAP

November 11, 2015

900 450 0 900 1,800 2,700
SCALE IN FEET

ZONING DISTRICTS:

C-1: NEIGHBORHOOD COMMERCIAL ZONE permitting retail commercial uses on 5-10 acre lots and supermarkets as anchor tenants.

C-2: GENERAL COMMERCIAL ZONE permitting retail uses for the community as a whole.

C-3: THOROUGHFARE COMMERCIAL ZONE permitting highway-related uses along major thoroughfares and Highway 4.

CB: CENTRAL BUSINESS ZONE permitting retail and service uses within the Downtown Brentwood Core.

CO: ADMINISTRATIVE PROFESSIONAL COMMERCIAL OFFICE ZONE permitting Attorneys, Architects, Engineers, Blueprinters and other similar uses.

COB: COMMERCIAL/OFFICE/BUSINESS ZONE permitting convenience retail uses such as pastry shops, book stores, pharmacies, ice cream stores and other similar uses.

COR: COMMERCIAL/OFFICE/RESIDENTIAL ZONE permitting uses similar to the CO Zone and residential uses as a conditioned use.

CR: COMMERCIAL RESIDENTIAL ZONE permitting Bakeries, Ice Cream Stores, Apparel and Accessory Stores, certain professional businesses, banks and residential uses which are conditionally permitted uses.

DT: DOWNTOWN ZONE allowing those mixed-uses specified by the City of Brentwood Downtown Specific Plan.

IC: INDUSTRIAL/COMMERCIAL ZONE allows light industry, heavy retail uses and office parks.

OS: OPEN SPACE ZONE permitting parks, linear trails, easements and greenways.

PD: PLANNED DEVELOPMENT ZONE allows creative designs not associated with straight zoning districts. Density variations are also required.

PEC: PLANNED EMPLOYMENT CENTER, a mixed use zone permitting clusters of light industrial, heavy commercial, and office uses within strategic areas within the City. Up to 49% residential may be permitted within the PEC zone.

PF: PUBLIC FACILITY ZONE permitting government uses, public schools, and quasi-public um such as utility offices and rights-of-way.

RE: RANCHETTE ESTATE ZONE with minimum lot size of one acre.

R-1-E: SINGLE FAMILY RESIDENTIAL with average 1/2 acre lot size and minimum lot size of 14,500 square feet.

R-1: SINGLE FAMILY RESIDENTIAL:
-10 Minimum lot size of 10,000 square feet.
-8 Minimum lot size of 8,000 square feet.
-6 Minimum lot size of 6,000 square feet.

R-2: MODERATE DENSITY MULTI-RESIDENTIAL ZONE allowing Single Family Lots, Duplex, Triplex, Townhouses, and Apartments with a density of up to 9 dwelling units per acre, densities not exceeding 12 dwelling units per acre may be considered through PD or Conditional use permit procedure.

R-3: HIGH DENSITY MULTI-RESIDENTIAL ZONE allowing Condominiums, Townhouses, and Apartments with density of up to 16 dwelling units per acre, density not exceeding 20 dwelling units per acre may be considered through the PD or conditional use permit procedure.

SPF: SEMI-PUBLIC FACILITY ZONE permitting those permitted uses in the PF zone and senior housing projects.