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City of Anaheim, California

ZONING

Title 18

Residential	
Designation	Description
RH-1	Single-Family Hillside Residential. The intent of the "RH-1" Zone is to provide an attractive, safe, and healthy environment of a spacious and semi-rural character with single-family dwelling units on a minimum lot size of forty three thousand five hundred sixty (43,560) square feet. This zone implements the Estate Residential land use designation in the General Plan.
RH-2	Single-Family Hillside Residential. The intent of the "RH-2" Zone is to provide an attractive, safe, and healthy environment of a spacious and semi-rural character with single-family dwelling units on a minimum lot size of twenty two thousand (22,000) square feet. This zone implements the Estate Residential land use designation in the General Plan.
RH-3	Single-Family Hillside Residential. The intent of the "RH-3" Zone is to provide an attractive, safe, and healthy environment in keeping with the natural amenities and scenic resources of the area, with single-family dwelling units on a minimum lot size of ten thousand (10,000) square feet. This zone implements the Low Density Residential land use designation in the General Plan.
RS-1	Single-Family Residential. The intent of the "RS-1" Zone is to provide an attractive, safe, and healthy environment with single-family dwelling units on a minimum lot size of ten thousand (10,000) square feet. This zone implements the Low Density Residential land use designation in the General Plan.
RS-2	Single-Family Residential. The intent of the "RS-2" Zone is to provide an attractive, safe, and healthy environment with single-family dwelling units on a minimum lot size of seven thousand two hundred (7,200) square feet. This zone implements the Low Density Residential land use designation in the General Plan.
RS-3	Single-Family Residential. The intent of the "RS-3" Zone is to provide an attractive, safe, and healthy environment with single-family dwelling units on a minimum lot size of five thousand (5,000) square feet. This zone implements the Low Density Residential and Low-Medium Hillside Density Residential land use designations in the General Plan.
RS-4	Single-Family Residential. The intent of the "RS-4" Zone is to provide for and encourage the development of high-quality residential units on small lots in order to provide additional housing choices and use land efficiently. This zone implements the Low-Medium Density Residential and Low-Medium Hillside Density Residential land use designations in the General Plan.
RM-1	Multiple-Family Residential. The intent of the "RM-1" Zone is to provide an attractive, safe, and healthy residential corridor environment along arterial highways and facilitate the conversion of underutilized strip commercial areas into housing. This zone also encourages planned residential development on minimum one (1) acre project sites for attached single-family townhouses, incorporating a rear access drive or service alley, with a minimum building site area per dwelling unit of three thousand three hundred fifty (3,350) square feet. This zone implements the Corridor Residential land use designation in the General Plan.
RM-2	Multiple-Family Residential. The intent of the "RM-2" Zone is to provide an attractive, safe, and healthy environment with townhouses and other low-rise multiple-family units with a minimum building site area per dwelling unit of three thousand (3,000) square feet. This zone implements the Low-Medium Density Residential and Low-Medium Hillside Density Residential land use designations in the General Plan.
RM-3	Multiple-Family Residential. The intent of the "RM-3" Zone is to provide an attractive, safe, and healthy environment with multiple-family units with a minimum building site area per dwelling unit of two thousand four hundred (2,400) square feet. This zone implements the Low-Medium Density Residential and Medium Density Residential land use designations in the General Plan.
RM-3.5	Multiple-Family Residential. The intent of the "RM-3.5" Zone is to provide an attractive, safe and healthy environment with multiple-family units with a minimum building site area per dwelling unit of one thousand six hundred (1,600) square feet. This zone implements the Mid Density Residential and Medium Density Residential land use designations in the General Plan.
RM-4	Multiple-Family Residential. The intent of the "RM-4" Zone is to provide an attractive, safe, and healthy environment with multiple-family units with a minimum building site area per dwelling unit of one thousand two hundred (1,200) square feet. This zone implements the Medium Density Residential land use designation in the General Plan.

* This parcel is capped at 140 dwelling units.

Commercial	
Designation	Description
C-G	General Commercial. The intent of the "C-G" Zone is to allow a variety of land uses, including some identified for the Neighborhood Center Commercial zone described below. Areas designated as "C-G" General Commercial do not necessarily serve the adjacent neighborhood or surrounding clusters of neighborhoods. In addition to some of the uses described in the commercial centers zones, they typically include highway-serving uses such as fast food restaurants, auto-oriented uses such as the stores and auto parts stores, and stand-alone retail uses. This zone implements the General Commercial land use designation in the General Plan.
C-NC	Neighborhood Center. The intent of the "C-NC" Zone is to serve surrounding neighborhoods. It is intended to provide convenience uses such as grocery stores, drug stores, sporting goods stores, small retail stores, hair salons, dry cleaners, nail salons, hardware stores (excluding big-box retail), appliance stores, neighborhood-serving restaurants, bakeries, bookstores, specialty shops, and other uses such as fire stations, post offices, community centers, and child care centers. It is intended to encourage clusters of commercial uses, not strip commercial development. Projects should be compatible in scale and design with adjacent residential areas and should be designed to encourage pedestrian usage. Properties located within the "C-NC" Zone are typically one (1) to fifteen (15) acres in size. This zone implements the Neighborhood Center land use designation in the General Plan.
C-R	Regional Commercial. The intent of the "C-R" Zone is to serve a larger area than the "C-NC" Zone and to include some regional commercial uses. Allowable uses could include national retail chains, department stores, specialty stores, theatres, regional-serving restaurants, and big-box retail. The "C-R" Zone also allows for limited professional offices. Properties located within the "C-R" Zone are typically eight (8) to sixty-five (65) acres in size. This zone implements the Regional Commercial land use designation in the General Plan.
O-L	Low Intensity Office. The intent of the "O-L" Zone is to provide for a variety of low-intensity office uses that are typically three (3) stories or less, including local branches of financial institutions, legal services, insurance services, real estate, consulting services, professional offices, and medical or dental offices and support services. This zone implements the Office-Low land use designation in the General Plan.
O-H	High Intensity Office. The intent of the "O-H" Zone is to provide for higher density office uses that have at least four (4) stories. This zone is intended to be applied in areas planned for more concentrated urban uses such as the Platinum Triangle, or in key locations at potential transit locations, major intersections, or in close proximity to activity centers such as the Community College in the North Euclid Street area. This zone implements the Office-High land use designation in the General Plan.

Industrial	
Designation	Description
I	Industrial. The intent of the "I" Zone is to provide for and encourage the development of industrial uses and their related facilities, recognize the unique and valuable existing industrial land resources, and encourage industrial employment opportunities within the City. Targeted industries include research and development, repair services, wholesale activities, distribution centers, and manufacturing and fabrication. In some situations, other types of uses are allowed with a conditional use permit. This zone implements the Industrial land use designation in the General Plan.

Public and Special Purpose	
Designation	Description
T	Transitional. The intent of the "T" Zone is to provide for a zone to include land that is used for agricultural uses, in a transitional or interim use, restricted to limited uses because of special conditions, or not zoned to one of the zoning districts in the title for whatever reason, including recent annexation.
SP	Semi-Public Use. The intent of the "SP" Zone is to provide locations for uses that support civic, governmental, cultural, health, educational, recreational, and infrastructure uses of the community, but have limited commercial uses. In some situations, other types of complementary uses are allowed with a use permit. This zone implements the Institutional, Parks, Schools, and Water Uses land use designations in the General Plan.
PR	Public Recreation. The intent of the "PR" Zone is to establish for the benefit of the health, safety and general welfare of the citizens of Anaheim and its visitors, a zone to preserve, regulate and control the orderly use and enjoyment of City-owned properties and facilities and adjacent private property. Property within the purview of the Public Recreational Zone includes (a) City-owned property, whether the same is exclusively occupied by the City or is used by others on the basis of some agreement with or concession by the City, and (b) adjacent private property, whose use and development has an impact on the use and enjoyment of City-owned property and facilities. This zone implements the Parks and Water Uses land use designations in the General Plan.
OS	Open Space. The intent of the "OS" Zone is to protect and preserve open space for the preservation of natural resources, for the conservation and managed production of other resources, for outdoor recreation and education and for public health and safety. This zone is intended to be applied to permanent easements, public and semi-public land and agricultural land. This zone implements the Open Space designation in the General Plan.

Specific Plan			
Please refer to each SP document for more details			
Designation	Description	Designation	Description
SP 87-1	The Highlands At Anaheim Hills	SP 90-4	Mountain Park
SP 88-1	Sycamore Canyon	SP 92-1	The Disneyland Resort
SP 88-2	The Summit Of Anaheim Hills	SP 92-2	The Anaheim Resort SM
SP 90-1	The Festival	SP 93-1	Hotel Circle
SP 90-2	East Center Street	SP 2015-1	Anaheim Canyon
SP 2017-1	Beach Boulevard Specific Plan		