

City of El Cajon
Zoning Consistency Chart – Adopted by City Council on July 13, 2010 – Resolution No. 94-10

	O-S	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM - 6000	RM-4300	RM-2500	RM-2200	RM-1500	M-HR	M-U	O-P	P	C-N	C-G	C-R	C-M	M	H ^A
Industrial Park																X				■	X	■
Light Industrial																X				X	■ ^C	■
Regional Commercial														X		X	■		X			■
General Commercial														X		X	■	X				■
Neighborhood Commercial														X	X	X	X	■				■
Office/ Non-Retail														■	X	X						■
Low Low Residential	■ ^B	X	X	X	■																	■
Low Residential		X		■ ^B	X	X	X	■	■													■
Low Medium Residential		X					■ ^B	■	X	X												■
Medium Residential		■							■ ^B	■ ^B	X			■								■
High Residential		■								■ ^B	■ ^B	X	■	X								■
Open Space	X	■	■																			■

LEGEND: X – Consistent with General Plan
 ■ – May be found consistent with applicable general plan land use designation

Footnotes:

- A. Rezoning to add hillside overlay may be found consistent, if at least 50% of the lot has an average natural slope of 10% or more.
- B. May be found consistent with applicable General Plan land use designation, if property owner makes such a request and there is no public purpose in requiring a more intense use.
- C. May be found consistent with Light Industrial land use designation under unique and unusual circumstances – such finding enables the property to be used for all purposes and uses authorized by the M zoning district.

General Notes:

- 1. All zones may be found consistent with General Plan public institution, school, and park land use designations.
- 2. All zones may be found consistent with special development areas, if found to further the provisions of the particular special development area.

HISTORICAL NOTES

Originally adopted 12/26/79, pursuant to Resolution No. 640-79.

Amended on 12/20/80, pursuant to Resolution No. 509-83 to show “M” zone consistent with “Light Industrial” under unique and unusual circumstances.

Amended on 12/18/84, pursuant to Resolution No. 519-84 to show “R-P” zone consistent with “Medium Density Residential” under unique and unusual circumstances; also added language to the symbol for consistency under unique and unusual circumstances as follows:

“The finding of ‘unique and unusual circumstances’ which enables a property to conform to the General Plan and to retain the property’s existing zoning, enables the property to be used for all purposes and uses authorized by the existing zoning and does not in any way limit the uses of the property to the specific uses engaged in at the time of the finding of unique and unusual circumstances.”

Amended on 1/8/91, pursuant to Resolution No. 10-91 to add the “Low Medium Residential” designation and to revise zoning consistency for residential zones to reflect lower density ranges resulting from Ordinance No. 4212 (12/89) and GPA 1990-01. Also amended to show PRD Low Low zone consistent with the “Open Space” designation under unique and unusual circumstances, and to remove the “General Industrial” classification and the G-M zone from the matrix.

Amended on 3/17/92, pursuant to Resolution No. 96-92 to show R-2 consistent with the “Low Residential” designation under unique and unusual circumstances.

Amended on 8/10/93, pursuant to Resolution No. 300-93 to add the “General Industrial” classification, and show that it is consistent with the P, M, and G-M zones, and consistent under unique and unusual circumstances with the H zone.

Amended on 2/28/95, pursuant to Resolution No. 75-95 to delete the “General Industrial” classification and the L-M and G-M zones.