



City of Martinez Zoning Map

Planning Division, April 2018

Legend

- City Limits
- Downtown Overlay
- Historic Overlay District
- Parking District No. 1

Zoning Overlay

- ECD - Environmental Conservation District
- M - Mixed Use District**
- PUD - Planned Unit Development

Base Zoning

- R-1.5 - Multi-Family Residential: 1,500 sq. ft. per dwelling unit
- R-2.5 - Multi-Family Residential: 2,500 sq. ft. per dwelling unit
- R-3.5 - Family Residential: 3,500 sq. ft. per dwelling unit
- Other Multi-Family Residential**
- OS - Downtown Shoreline Residential: 2,500 sq. ft. per dwelling unit
- R-4.0 - One-Family Residential: 6,000 sq. ft. minimum lot area
- R-7.5 - One-Family Residential: 7,500 sq. ft. minimum lot area
- Other One-Family Residential**
- P-1 - Planned Unit Development
- AV/A-5 - Agriculture
- AV/R-40 - Single Family
- AV/PO - Planned Development
- NC - Neighborhood Commercial
- CC - Central Commercial
- SC - Service Commercial
- Other Commercial**
- C - Civic
- GF - Government Facility
- Industrial**
- OS - Open Space
- RF - Recreational Facilities
- U - Undesignated

**** Explanation of Zones**

Other Multi-Family Residential includes:
 D-1* Two-Family Residential: 8,000 sq. ft. per dwelling unit
 M-1* Multi-Family Residential: 15 units per acre maximum
 M-2* Multi-Family Residential: 15 units per acre maximum
 M-3* Multi-Family Residential: 15 units per acre maximum

Other One-Family Residential includes:
 R-7.0* One-Family Residential: 7,000 sq. ft. min lot area
 R-10 One-Family Residential: 10,000 sq. ft. min lot area
 R-12* One-Family Residential: 12,000 sq. ft. min lot area
 R-20 One-Family Residential: 20,000 sq. ft. min lot area
 R-40 One-Family Residential: 40,000 sq. ft. min lot area
 R-60 One-Family Residential: 60,000 sq. ft. min lot area
 R-100 One-Family Residential: 100,000 sq. ft. min lot area
 R-150 One-Family Residential: 150,000 sq. ft. min lot area
 (R-20) to 100,000 sq. ft. min lot area (R-100)

Other Commercial includes:
 C-1 General Commercial
 C-2 General Commercial
 C-3 General Commercial
 C-4 General Commercial
 C-5 General Commercial
 C-6 General Commercial
 C-7 General Commercial
 C-8 General Commercial
 C-9 General Commercial
 C-10 General Commercial
 C-11 General Commercial
 C-12 General Commercial
 C-13 General Commercial
 C-14 General Commercial
 C-15 General Commercial
 C-16 General Commercial
 C-17 General Commercial
 C-18 General Commercial
 C-19 General Commercial
 C-20 General Commercial
 C-21 General Commercial
 C-22 General Commercial
 C-23 General Commercial
 C-24 General Commercial
 C-25 General Commercial
 C-26 General Commercial
 C-27 General Commercial
 C-28 General Commercial
 C-29 General Commercial
 C-30 General Commercial
 C-31 General Commercial
 C-32 General Commercial
 C-33 General Commercial
 C-34 General Commercial
 C-35 General Commercial
 C-36 General Commercial
 C-37 General Commercial
 C-38 General Commercial
 C-39 General Commercial
 C-40 General Commercial
 C-41 General Commercial
 C-42 General Commercial
 C-43 General Commercial
 C-44 General Commercial
 C-45 General Commercial
 C-46 General Commercial
 C-47 General Commercial
 C-48 General Commercial
 C-49 General Commercial
 C-50 General Commercial

Industrial includes:
 I-1 Controlled Industrial
 I-2 Light Industrial
 I-3 Heavy Industrial
 I-4 Controlled Heavy Industrial
 I-5 Research and Development

Agriculture includes:
 A-1* Light Agriculture: 21,780 sq. ft. min lot area
 A-2* General Agriculture: 5 acre min lot area
 A-3* Agricultural Preserve: 25 acre min lot area

* Applies only to areas in the northeast quadrant of the City including portions of unincorporated areas.

** Mixed Use District: Two or more zoning districts may be combined and overlaid to form a Mixed Use District, permitting the uses of both zoning districts, but meeting the area, requirements, landscaping coverage, and height restrictions of the more restrictive of the two zoning districts.

** Planned District: A special zoning designation used in conjunction with a specific zoning district designation. The "P-1" includes areas outside the corporate limits of the City which have been prepared in accordance with the requirements of the law, the zoning automatically changes to the base specific zoning (i.e., "R-7.5") upon annexation to the City.

