

## Chapter 17.03 – Zoning Districts and Zoning Map

### 17.03.010 – Purpose

The purpose of this Chapter is to establish the zoning districts within the City of Hollister and to adopt the official Zoning Map.

### 17.03.020 – Districts Established and Designated

The General Plan guides and defines all zoning. To maintain consistency with the General Plan the following Zoning Districts apply to the land use categories as illustrated on the General Plan Land Use Map and as described in the adopted Hollister General Plan.

**Table 17.03-1 – Zoning Districts and Companion General Plan Designations**

Zoning Map Symbol	Zoning District Name	General Plan Land Use Map Symbol	General Plan Land Use Name
<b>Residential Zones</b>			
R-E	Residential Estate	RE	Residential Estate
R-1	Low Density Residential	LDR	Low Density Residential
R-M	Medium Density Residential	MDR	Medium Density Residential
R-OTM	Old Town Medium Density Residential	MDR	Medium Density Residential
R-H	High Density Residential	HDR	High Density Residential
R-OTH	Old Town-High Density	HDR	High Density Residential
R-WF	West Fairview Road	LDR	Low Density Residential
R-MH	Mobile Home Park	N/A	Multiple Categories
<b>Commercial Zones</b>			
CO	Commercial Office	GC	General Commercial
GC	General Commercial	GC	General Commercial
<b>Mixed-Use Zones</b>			
HO	Home Office	HO	Home Office
DMU	Downtown Mixed-Use	DMU	Downtown Commercial and Mixed Use
NMU	Neighborhood Mixed-Use	MU	Mixed Use
NG	North Gateway Mixed-Use	NG	North Gateway Commercial
WG	West Gateway Mixed-Use	WG	West Gateway
<b>Industrial/Manufacturing Zones</b>			
IBP	Industrial Business Park	I	Industrial

M1	Light Industrial	I	Industrial
<b>Special Purpose Zones</b>			
A	Airport	A	Airport
AS	Airport Support	AS	Airport Support
OS	Open Space/Conservation	OS	Open Space
P	Park	OS	Open Space
PF	Public Facility/Institutional	P	Public
<b>Overlay Zones</b>			
PD	Planned Development	N/A	Multiple Categories
SP	Specific Plan	N/A	Multiple Categories

**17.03.030 – Zoning Map Adopted**

- A. **Implementation.** The Zoning Map shall implement the adopted General Plan and Specific Plans.
- B. **Boundaries.** The boundaries of the zoning districts in Table 17.03-1 shall be shown on the City of Hollister Zoning Map.
- C. **Map.** The Zoning Map, together with all legends, symbols, notation, references, zoning district boundaries and all other information on the map has been adopted by the City Council as required by Government Code Sections 65800 et seq. and is hereby incorporated into this Ordinance by reference.
- D. **Amendments.** Amendments to the Zoning Map shall follow the procedures in Chapter 17.84, Zoning Ordinance Amendments.

**17.02.090 Boundary interpretation.**

If there is uncertainty about the location of any zoning district boundary shown on the official Zoning Map, the following rules are to be used in resolving the uncertainty:

- A. Where district boundaries approximately follow lot, alley, or street lines, the lot lines and street and alley centerlines shall be construed as the district boundaries;
- B. If a district boundary divides a parcel and the boundary line location is not specified by distances printed on the Zoning Map, the location of the boundary will be determined by using the scale appearing on the Zoning Map;
- C. Where a public street or alley is officially vacated or abandoned, the property that was formerly in the street or alley will be included within the zoning district of the adjoining property on either side of the centerline of the vacated or abandoned street or alley; and

- D. In case of uncertainty, the Director shall determine the precise location of the district boundary.