



**ZONING MAP**

**LEGEND**

- Residential**
  - RVL 1.0 Unit/20 Gross Acres
  - RL 4.5 Unit/Gross Acre (7.0 Units/Net Acre)
  - RML 7.0 Units/Gross Acre (10.0 Units/Net Acre)
  - RM 15.0 Unit/Gross Acre (24.0 Units/Net Acre)
  - RH 24.0 Units/Gross Acre (36.0 Units/Net Acre)
- Commercial**
  - NC Neighborhood Commercial F.A.R. 0.35  
Includes NC1.1, NC1.2, NC2, NC3
  - CC Community Commercial  
CC1 F.A.R. 0.5  
CC2 F.A.R. 0.5  
CC3 F.A.R. 0.7
  - RC Regional Commercial  
RC1 F.A.R. 0.5  
RC2 F.A.R. 2.0
- Mixed Commercial and Residential**
  - MU Mixed Use  
MU3  
MU5.1
- Industrial**
  - 11&12 Light Industrial
  - 13 Heavy Industrial
- INSTIT** Institutional
- Public and Parking**
  - P Governmental, Administrative, Utilities, Schools, Public and Private Parking, Undeveloped Parks
  - CVC Civic Center
- Open Space**
  - OS1 Public Parks and Publicly Owned Open Spaces
  - OS2 Privately Owned Open Space  
(Intended for Open Space - No Formal Easement)
  - OS3 Privately Owned Open Space  
(Restricted by Easement)
  - OSC Golf Courses and Commercial Recreation
- Specific Plans and Study Areas**
  - SP Marblehead Coastal Specific Plan (Pending)
  - FRSP Forster Ranch Specific Plan
  - TSP Talega Specific Plan
  - RSCSP Rancho San Clemente Specific Plan
  - PBSP Pier Bowl Specific Plan
  - PCSP West Pico Corridor Specific Plan
- Overlay Districts**
  - CB Central Business District Overlay
  - A Architectural Overlay
  - CZ Coastal Zone Overlay
  - PRD Planned Residential District Overlay
  - S Shoreline Overlay
- Only applies to properties seaward of the Coastal Zone Boundary.

**CITY OF SAN CLEMENTE  
PRECISE ZONING PLAN**



**INDEX MAP**

- ZONING BOUNDARY
- SPECIFIC PLAN AREA BOUNDARY
- CITY BOUNDARY
- COASTAL ZONE BOUNDARY

ADOPTED BY CITY COUNCIL  
ON FEB. 7, 1990  
ORD. # 1172

REVISION BLOCK


SCALE: 1" = 1/4" AS SHOWN  
NORTH