



Frequently Asked Questions from Appraisers

Contact Planning Division for more information at (714) 754-5245

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1. What is the zoning of the property?

Zoning is the separation of a city into districts, or “zones,” that provide for the regulation of the intensity of development and allowable uses. If you know the location of your property, you may identify your zone by using the [Zoning Map](#). You may also contact the public counter for zoning information at (714) 754-5245. Written confirmation of the zone can be requested and is subject to a processing fee.

2. What legally exists on the property?

You may visit the Building Division on the second floor of City Hall or call (714) 754-5273 to check the building permits issued for the property in question.

3. What does “non-conforming” mean?

A non-conforming development is an existing *legally established* development, which no longer conforms to the development standards required by today’s Zoning Code.

A non-conforming dwelling unit is an existing and *legally established* dwelling unit which no longer conforms to the development standards required by today’s Zoning Code or which is located in a district where it is no longer permitted.

A non-conforming lot is an existing and *legally established* lot not complying with the minimum area and dimension standards required by today’s Zoning Code.

A non-conforming use is an existing and *legally established* use, which is located in a zoning district where it is no longer permitted by today’s Zoning Code.

4. What can be rebuilt on the property?

For information, see the [General Non-Conforming Provisions](#) and the [Provisions for Rebuilding Non-Conforming Dwelling Units](#).

5. What can be built on the property and what is the required parking?

For residential zones, the maximum number of units allowed on the property depends on the zoning of the property. Each residential zone has a maximum allowable density and parking requirements as shown in the [Residential Development Standards](#).

For R1 properties, 4 parking spaces are required (with the exception of three parking spaces required for properties with garage access from an alley). The requirement is typically met by providing 2 spaces in the garage and 2 spaces in the driveway (if the driveway is a minimum of 19 feet in length from the property line). For R2-MD, R2-HD, and R3 properties, the number of required parking spaces depends on the number of bedrooms in each unit (refer to the link above for the parking calculation table).

For [commercial zones](#), [industrial zones](#), and [institutional/recreational zones](#) depending on the type of use there are allowable Floor Area Ratios (FAR). The FAR is the maximum amount of building floor area you can construct on a lot depending on the traffic generation characteristics of the proposed use as shown in the [Commercial Development Standards](#), [Industrial Development Standards](#), and [Institutional / Recreational Development Standards](#).

The parking standards vary in these zones depending on the use (refer to the above Development Standard links for the applicable zone).

6. Is the property in a flood zone?

The Federal Emergency Management Agency (FEMA) identifies areas of 100-year special flood hazard areas (1-percent annual chance flood hazard in a community). Please refer to the [Flood Zone Map](#) to see if your property is in the flood zone.

7. What are the size and lot dimensions of a property?

You may call the City at (714) 754 - 5245 to obtain the dimensions of a lot. However, having the lot privately surveyed will determine the precise location of the lot lines.

8. What types of uses are permitted on the property?

Within each zoning, the City has identified various land uses that are compatible to the surrounding neighborhood. Confirm the zoning of the property and view the [Land Use Matrix](#) to see what uses are permitted, conditionally permitted, or prohibited on any specific property. All uses listed in the matrix are subject to Planning Division verification of compliance with density and floor area ratio limits, parking requirements, and applicable performance standards.

For properties located in a [Specific Plan Area](#), or [Urban Plan Area](#) please refer to the appropriate plan text to determine if any additional regulations related to land use are applicable.