

ZONING DISTRICTS: Brief summation

ZONING DISTRICT		PURPOSE OF DISTRICT	Development Standards
R-1	RESIDENTIAL SINGLE FAMILY	To promote and maintain predominantly single-family home neighborhoods together with compatible accessory and supporting uses.	See Table 18.90.040 R-1 and R-2 District Development Standards
R-2	RESIDENTIAL ONE & TWO FAMILY	To promote and maintain duplex/two-family home neighborhoods in order to increase housing opportunities for both ownership and rental homes.	See Table 18.90.040 R-1 and R-2 District Development Standards
R-3	RESIDENTIAL MULTI-FAMILY	To promote and encourage well planned, suitable, and appropriate multiple dwelling developments within low-medium and medium density land use designations as shown on the general plan land use map insofar as compatible with the intensity of existing and future land use.	See Table 18.90.050 and the <i>Multi-Family Design Guidelines</i> (MFDG)
R-G	RESIDENTIAL GARDEN APARTMENT	To maintain and provide for developments constructed prior to the adoption of the R-3 multifamily residential district on July 22, 2003.	See Table 18.90.070 R-G District Development Standards
CC	CITY CENTER	To protect and promote the public health, safety, comfort, convenience, and general welfare of the community and implement the intended residential densities and nonresidential intensities in the <i>General Plan</i> and <i>City Center Community Plan</i> .	See FMC 18.43 City Center Districts CC-TN, CC-UN, CC-UO
C-G	COMMERCIAL GENERAL	To accommodate a broader range of commercial uses than are permitted in the C-N District. In addition to allowing retail trade and general merchandising, the C-G District also permits offices, educational and instructional services, health-related services, personal services, group assembly, and other uses which are not oriented toward retail trade and general merchandising.	Development of properties in the commercial and mixed-use districts shall conform to the building and site standards set forth in Table 18.45.020.
C-N	COMMERCIAL NEIGHBORHOOD	To provide areas for convenience shopping primarily for residents of the neighborhood.	
C-O	COMMERCIAL OFFICE	To provide an area wherein professional, financial, health care, and general commercial offices and limited personal services may develop outside of other commercial districts.	
C-R	COMMERCIAL REGIONAL	To provide locations for national retailers, large format retailers, hotels, auto sales and similar uses which serve the residents of the city and the region..	
TC-P	TOWN CENTER PEDESTRIAN	To provide areas for mixed retail, service, office, and residential uses in a pedestrian-oriented setting. .Intended for areas which were initially developed before Fremont's incorporation, and which are characterized by small parcels, a mix of older and newer structures, and a mixed-use context.	
TC-T	TOWN CENTER TRANSITIONAL	To provide areas for mixed retail, service, office, and residential uses in a pedestrian-oriented setting. .Intended for areas that are still transitioning from a suburban character to a walkable, mixed-use character.	
MX	MIXED USE	To accommodate commercial uses and secondarily to create opportunities for mixed-use development including ground floor retail and service uses and upper floor residential uses.	
D	DOWNTOWN	To implement the Downtown Community Plan and Design Guidelines, a comprehensive long-term planning document intended to facilitate the creation of a vibrant, urban, mixed-use district within the center of the city to provide distinctive retail opportunities, housing, offices, civic plazas, entertainment and cultural art venues, an art program, and consolidated city government offices.	See the <i>Downtown Community Plan and Design Guidelines</i> for details. D-CA, D-MD, D-E, D-CC
I-G	INDUSTRIAL GENERAL	To provide areas for general industrial, manufacturing, wholesale, and other related commercial and service uses needed by the city and the region.	See FMC 18.50.030, 18.50.040 Building and Site Standards, Performance Standards
I-S	INDUSTRIAL SERVICE	To provide locations for industrial uses which are generally oriented toward serving local businesses and residents and can operate in proximity to commercial and residential uses with a minimum of adverse effects.	See FMC 18.50.030, 18.50.040 Building and Site Standards, Performance Standards
I-T	INDUSTRIAL TECH	To provide areas devoted to research and development activities such as product development, engineering, sales and administration, as well as light manufacturing, and wholesale uses.	See FMC 18.50.030, 18.50.040 Building and Site Standards, Performance Standards
OS	OPEN SPACE	To permit limited but reasonable use of open lands while protecting the public health, safety and welfare from the dangers of seismic hazards and unstable soils; preserve the topography of the city that shapes it and gives it its identity; allow land to be used for agricultural production in its natural or as near natural state as possible; coordinate with and carry out regional, county, and city open space plans; and where permitted, encourage the clustering of dwelling units in order to preserve and enhance the remainder of open space lands as a limited and valuable resource.	Varies See Table 18.55.110

ZONING DISTRICT		PURPOSE OF DISTRICT	Development Standards
P	PLANNED DISTRICT	To encourage and provide a means for effectuating desirable development, redevelopment, rehabilitation and conservation in the city, which features variations in siting, mixed land uses, and/or varied dwelling types.	As approved for the specific development
PF	PUBLIC FACILITY	To foster the orderly development of large-scale educational and public service uses in the community and special approved uses on publicly owned land; to insure the presence of said uses as a vital part of the community balance; and to prevent intrusion of uses which may overburden community facilities and resources.	45 ft. max bldg height (30 ft in hill area) and setbacks = building height and/or no less than 20 ft.
S	INTERIM STUDY	To permit temporary control of the development in an area while detailed studies are being made to prevent any changes in land use which may be inconsistent with the plan and precise zoning being formulated.	As specified for the district designated by the General Plan
WSI	WARM SPRINGS INNOVATION	To implement the <i>Warm Springs/South Fremont Community Plan</i> intended to facilitate the creation of a vibrant, urban, mixed-use district in the vicinity of the Warm Springs/ South Fremont BART station.	See Table 18.49.070 <i>Warm Springs/South Fremont Community Plan</i> and District Master Plans
(H-I)	HILLSIDE OVERLAY	To promote and encourage the orderly development of hillside areas by the application of regulations and requirements established to meet the particular problems associated with development of hillside areas.	As per the underlying zoning and reduced for steep sites
(HOD)	HISTORICAL OVERLAY	To identify the areas of the city which possess a unique historical character, and to retain, enhance, promote and expand the cultural and historical identities, character, and environments of such areas through the adoption and application of appropriate standards and guidelines. These standards and guidelines are used to review exterior alterations on existing development as well as new construction and development.	Historical architectural review and approval required
(I)	IRVINGTON OVERLAY	To identify areas within central Irvington for which special urban design plans and development guidelines have been prepared. Development within this district is subject to the <i>Irvington Design Guidelines</i> contained within Chapter 4 of the <i>Irvington Concept Plan</i>	See <i>Irvington Design Guidelines</i> and <i>Irvington Concept Plan</i>
(Q)	QUARRY OVERLAY	To provide for the establishment of districts which are recognized as potentially or conditionally suitable for quarries and to eliminate or minimize the adverse effects of quarries by regulating their orderly operation, and to assure that the lands quarried are rehabilitated promptly upon completion of quarrying to a condition compatible with land uses indicated on the general plan for the quarried and adjacent land.	Conditional Use Permit and Reclamation Plan required
(GG) (MP) (MR)	GLENMOOR GARDENS, MISSION PALMS, MISSION RANCH OVERLAYS	To identify areas subject to design guidelines and standards for alteration and construction of single family homes in the Glenmoor Gardens, Mission Palms, and Mission Ranch neighborhoods.	See <i>Design Guidelines and Standards for Alteration and Construction of Single Family Homes in Glenmoor Gardens, Mission Palms, and Mission Ranch</i>
(TOD)	TRANSIT ORIENTED DEVELOPMENT OVERLAY	To create a compact, high intensity mix of residential, office, retail, service and public uses that promote areas of the City that have a high potential for pedestrian activity near existing and future transit stations.	Additional development potential, reduced parking standards, and minimum development requirements for select properties

Last Revised: 2019-1205