

Basic Zoning Codes

WFG National Title has compiled a list of the Basic Zoning Codes for your reference when your property goes into escrow.

RESIDENTIAL:

R1 : One family dwelling
RW1 : One-family residential waterway zone
RW2 : Two-family residential waterway zone
R2 : Two-family dwelling / or two one-family dwellings on one parcel or lot.
RD2 : Restricted density
RD3 - RD6 : = Restricted density multiple dwelling zone / two-family dwellings, apartments etc.
R3 : Multiple dwelling/apartments/condos same uses as R2
R4 : Multiple dwelling / same as R3 uses / can have schools, churches & motels.
R5 : Multiple dwelling / same as R4 uses / can have clubs, hospitals, lodges, & sanitariums.

COMMERCIAL:

CR : Limited Commercial / clubs, motels, churches, - schools, business & professional offices. Parking areas.
C1 : Limited Commercial / Local retail stores, offices and business, hotels, limited hospitals and clinics. Parking areas.
C2 : Commercial /Retail businesses with limited manufacturing, auto service stations and garages, retail contractors businesses, churches, and schools.
C4 : Commercial / Same uses as C2 with exceptions such as auto service stations, amusement enterprises, contractors businesses, second-hand businesses.
C5 : Commercial / same uses as C2, limited floor area for light manufacturing of the CM Zone type.
CM : Commercial Manufacturing / wholesale business storage buildings, limited manufacturing, same uses as C2 except for hospitals, schools, and churches.

MANUFACTURING:

MR1 : Restricted Industrial / limited commercial and manufacturing uses. Hospitals, clinics, sanitariums, and limited machine shops.
MR2 : Restricted Light Industrial / Additional industrial uses combined with MR1/ Mortuaries, and agricultural.
M1 : Limited Industrial / same as CM uses. Limited industrial and manufacturing uses.
M2 : Light Industrial / same as M1 uses, additional industrial uses. Storage yards, all kinds of animal keeping, NO "R" zones uses.
M3 : Heavy Industrial / same uses as M2. Any Industrial uses. Nuisance type must be 500 ft from any other type of zone.

AGRICULTURAL:

A1 : One-family dwelling, parks, playgrounds community centers, golf courses, truck gardening, extensive agricultural uses.
A2 : Agricultural / same uses as A1.
RA : Suburban / Limited agricultural uses.

